

**PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF CORALVILLE,
JOHNSON COUNTY, IOWA SUBJECT TO THE APPROVAL BY THE CORALVILLE
CITY COUNCIL AT A SUBSEQUENT MEETING**

A Regular Meeting of the City Council of the City of Coralville, Johnson County, IA was held at City Hall, 1512 7th Street on Tuesday, January 10, 2017 with Mayor John Lundell presiding and was called to order at 6:30 P.M. Live and recorded webcasts of Coralville City Council Meetings are available online at www.coralville.org/coralvision.

The following Council Members were present: Hoeft, Gross, Gill, Dodds. Absent: Goodrich.

The following staff was present: City Attorney Don Diehl; City Attorney: Kevin Olson; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; City Engineer Dan Holderness; Building & Zoning Official Jim Kessler; Director of Finance Tony Roetlin; Police Chief Barry Bedford; Director of Parks & Recreation Sherri Proud; Parks Superintendent Alex Buhmeyer; Library Director Alison Ames Galstad; Telecommunications Assistant Katy Hoffer; Telecommunications Assistant Jake Mills; City Clerk Thorsten J. Johnson.

Before the motion, Mayor John A. Lundell explained the auditor was unable to attend the meeting because of the weather, but he will give his report next meeting weather permitting.

Motion by Gill, seconded by Gross to approve the agenda with the removal of item 8. Motion carried. Ayes: 4. Absent: 1.

Councilperson Mitch Gross noted the Audit Report is available on the City website, www.coralville.org.

Votes are 4 Ayes and 1 Absent for Motions, Resolutions and Ordinances unless otherwise noted.

Mayor John A. Lundell explained Councilperson Bill Hoeft is ill and Councilperson Tom Gill will be in as soon as his Board Meeting at Hills Bank & Trust Company is over.

Board Member and Chair John Greve with the Coralville Community Food Pantry reported last month they had 676 family visits serving 304 families; 2,198 individual visits serving 1,059 individuals and they distributed 16,365 pounds of food. Greve thanked the City for food items received through the Linda Severson Challenge this year and he thanked West High School for 6,500 pounds of food received from their food drive. Greve thanked the City for its continued support and he noted they are doing good work that is really needed.

IOWA RIVER LANDING BUILDING G ~ PUBLIC HEARING

Mayor John A. Lundell noted this is for the eventual purchase of approximately 16,000 square feet of retail/commercial space on the first floor of the four story mixed use building on Lot 2, Iowa River Landing, Part Five also known as Building G. This is the last building on E. 9th Street before the roundabout and across Quarry Road from Backpocket Brewery.

Mayor John A. Lundell declared this the time for a public hearing on a proposal to enter into a General Obligation Urban Renewal Lease Purchase Agreement in the principal amount not to exceed \$4,500,000. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2017-1

Resolution to enter into a Lease Purchase Agreement and providing for and approving a Purchase Agreement, a Trust Agreement, a Phase II East Mixed Use Area Development Agreement, and Assignment and Assumption Agreement, a Parking Agreement and related documents relating to the construction and operation of a mixed use facility containing retail/commercial space and residential units in the Iowa River Landing, authorizing the issuance of and approving the sale of Certificates of

Participation in connection with the Lease Purchase Agreement and related matters was introduced by Hoeft, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

LANTERN PARK URBAN REVITALIZATION PLAN ~ PUBLIC HEARING

Mayor John A. Lundell noted this plan is required so the Coral Ridge Apartments Project can receive tax exemptions. The development agreement is for the same project, which will construct a 56 unit low income housing tax credit building with a set aside for seniors on the former site of the Lantern Park Care Center located at 915 20th Avenue.

Mayor John A. Lundell declared this the time for a public hearing on the Lantern Park Urban Revitalization Plan. There were no other public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2017-2

Resolution approving the Lantern Park Urban Revitalization Plan was introduced by Gross, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2017-3 was read, Mayor John A. Lundell introduced Roger W. Gerkin with Sand Construction LLC. Gerkin thanked the Council for their support and announced they were ready to get started. Councilperson Tom Gill noted it is an exciting project and thanked Gerkin.

RESOLUTION NO. 2017-3

Resolution approving the Development Agreement with Coral Ridge, LLC for the Coral Ridge Senior Apartments located at 915 20th Avenue was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

SCANLON FARMS SOUTH RIDGE ~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported this is to rezone Auditors Parcel 2006159 along North Liberty Road which was going to be the site of an elementary school until it was moved towards the center of the Scanlon Farms South Ridge subdivision. The revised preliminary plat includes the Auditors Parcel as part of the subdivision. The plat is divided into six phases of development. Phase One is single family housing. Phase Two is a duplex area. Phase Three is more single family development. Phase Four is an addition to the single family development. Phase Five is the school site in the center of the development. Phase Six is an outlot for future development that will include cottage homes, eight-plexes, townhomes and apartment buildings. The land in the south that was to be donated to the City by the developer as park land will now be donated to the City by the Scanlon family and is no longer a part of the plat or subdivision. The revised site plan moves four multifamily building to the interior of the subdivision so they don't access North Liberty Road directly. There was also a concern about water pressure if the multifamily buildings were built on the highest point of the subdivision, which is along North Dubuque Road. They replaced the multifamily building with townhomes. The number of residential units in the subdivision is reduced from 1,460 to 1,032, which remains lower than the allowable density.

The Planning & Zoning Commission voted 7-0 to recommend the Council approve the rezoning of Auditor's Parcel 2006159 in Scanlon Farms South Ridge and the revised Preliminary Plat of Scanlon Farms South Ridge First, Second, Third, Fourth, Fifth and Sixth Additions. The Planning & Zoning Commission voted 5-2 to recommend the Council approve the revised PUD-A Site Plan for Scanlon Farms South Ridge. The two nay votes voiced concerns about the density of the subdivision.

Mayor John A. Lundell declared this the time for a public hearing on a proposed rezoning for Scanlon Farms South Ridge from R-1, General Residential District to R-PUD 1, Residential Planned Unit Development One District, and the revised PUD A Site Plan. Gary Watts of Watts Group stated Building & Zoning Official Jim Kessler did a good job explaining the subdivision. Watts stated they have put in a lot of work and effort with City Staff and they are excited with the diversity of the housing and walkability of the neighborhood. Watts thinks it will be a great addition to Coralville. Councilperson Tom Gill thanked

Watts for all his hard work and working with City Staff and he thinks the project is coming together and it is going to be very nice. Lundell agreed with what Gill said noting there have been several revisions. Watts said it will be worth it. There were no further public or written comments.

Ordinance No. 2017-1001 An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa, and generally known as Auditor's Parcel 2006159 in Scanlon Farms South Ridge from R-1, General Residential District to R-PUD 1, Residential Planned Unit Development One District, was introduced by Dodds, seconded by Hoeft for 1st consideration. A roll call vote was taken. Motion carried.

RESOLUTION NO. 2017-4

Resolution approving the revised preliminary plat for Scanlon Farms South Ridge First, Second, Third, Fourth, Fifth and Sixth Additions, Coralville Iowa was introduced by Hoeft, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

AUDIT REPORT <REMOVED>

JONES BOULEVARD PRESSURE REDUCING STATION DEMOLITION

Mayor John A. Lundell noted this project demolished the Jones Boulevard Pressure Reducing Station at the intersection of Jones Boulevard and Highway 6. The retainage due in 30 days is \$1,238.51.

Motion by Gill, seconded by Hoeft to approve Change Order #1: -\$2,798.75; and Pay Estimate #1 FINAL: \$29,405.59; to **Carter & Associates, Inc.** for the Jones Boulevard Pressure Reducing Station Demolition. Motion carried.

RESOLUTION NO. 2017-5

Resolution accepting the Jones Boulevard Pressure Reducing Station Demolition as completed was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

IOWA ARENA AND PERFORMANCE CENTER

City Engineer Dan Holderness reported 4 quotes were received for geotechnical services for the Iowa Arena and Performance Center Complex, which involves designing the foundation. After reviewing and scoring the quotes, staff recommends accepting the quote from Braun Intertec Corp. of Cedar Rapids for \$27,485.00.

RESOLUTION NO. 2017-6

Resolution accepting quotation and awarding a Geotechnical Services Agreement for the Iowa Arena and Performance Center Complex was introduced by Gill, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

FORMER HAWK-I TRUCK STOP PROPERTY

Mayor John A. Lundell noted this is supplemental agreement is for closing out and ending the remediation for contamination at the former Hawk-I Truck Stop property in the Iowa River Landing and is not to exceed \$16,900.00. Councilperson Tom Gill noted this is one of the most drilled areas in Coralville.

After the resolution was read, City Administrator Kelly Hayworth reported this project has been part of the EPA Brownfields Program in the Iowa River Landing for many years and they have used State LUST funds for the clean-up. City Engineer Dan Holderness added the cleanup has gone on for at least 20 years from when it was a private property to when the City purchased it in 2000 and assumed the \$1,000,000.00 LUST fund. To date the City has spent \$870,000.00 of the policy for the cleanup. The City

has pumped over 500,000 gallons of fluid out of the ground of which 72,000 gallons were diesel fuel. The small amount of remaining contamination is unrecoverable. Councilperson Tom Gill asked if the City could have sold the diesel fuel and Holderness responded they were able to separate it out and sell it. Councilperson Mitch Gross noted when you think about the amount of time, money and resources to clean up this amount of contamination you can see why the City got involved. Hayworth added a private entity could not have held onto the land for 20 years as the cleanup was being done. This is the second brownfields area in the Iowa River Landing the first was the 10 acre old coal pile site that had lead and cadmium contamination near the Iowa River. The City currently has one more major site they are working on and several minor ones. Gill noted this brownfields site received a national award. Hayworth noted this will finish the cleanup and there is only some minor paperwork left to do. The Council thanked Holderness for his hard work on the project.

RESOLUTION NO. 2017-7

Resolution approving a Supplemental Agreement with Terracon Consultants, Inc. for NFA Close Out Services for the former Hawk-I Truck Stop Property was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

LIBRARY MEETING ROOMS AV EQUIPMENT UPGRADE

Mayor John A. Lundell noted this proposal is to replace the projectors and upgrade the screens in Room A/B, Schwab Auditorium and the Boardroom; and add speakers and install new routing and processing components for the equipment in their server room for the lower level meeting rooms. This proposal is not to exceed \$59,513.22.

After the resolution was read, Councilperson Mitch Gross reported meeting use of these rooms keeps going up and most want this type of technology for presentations. Gross added a group, from his other job that he is co-president of, recently used one of the meeting rooms and they were surprised there was no wireless microphone technology, which this project will add if approved. Gross thought this is an important project because of the large number of people who use the meeting rooms.

RESOLUTION NO. 2017-8

Resolution approving a Proposal with Conference Technologies to upgrade the Audio-Visual Technology in Room A/B, Schwab Auditorium and the Boardroom of the Coralville Public Library was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

WORKFORCE HOUSING TAX CREDIT PROGRAM

Mayor John A. Lundell noted this is a resolution pledging \$1,000 per unit of monetary or in-kind support for a two mixed use building with 308 residential units and a parking facility in Iowa River Landing, Part Eight. This is on the southeast corner of 1st Avenue and E. 7th Street.

RESOLUTION NO. 2017-9

Resolution of support of the Application of Argent Coralville LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same was introduced by Dodds, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

ENHANCE IOWA COMMUNITY ATTRACTION AND TOURISM PROGRAM APPLICATION

Mayor John A. Lundell noted this is a grant application by ArenaCo for the Diamond Dreams Fieldhouse, which will include five indoor multi-purpose courts, multiple sets of locker rooms, a kitchen and private space for referees. This will be an ideal location for organized regional and state tournaments and will provide dedicated programs for those striving for collegiate or advanced competition. ArenaCo is a non-profit corporation that will own the Diamond Dreams Fieldhouse.

After the resolution was read, Councilperson Mitch Gross asked for more information about ArenaCo. City Administrator Kelly Hayworth responded they are a non-profit corporation who will own the Diamond Dreams Fieldhouse and Sports Performance Center on the second floor of the Arena complex. They will have their own board. ArenaCo will utilize the New Market Tax Credit funding and they will collect rent from Diamond Dreams for the fieldhouse and most likely the University of Iowa for the performance center. A municipality or governmental entity needs to show support for the project as part of the grant application.

RESOLUTION NO. 2017-10

Resolution of support for Application to the Enhance Iowa Program for funding in connection with the development and creation of the Diamond Dreams Fieldhouse was introduced by Hoeft, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

DESIGN REVIEW COMMITTEE

Councilperson Bill Hoeft reported the Design Review Committee met with the property owner and came up with a great design for the exterior update to the porte-cochere on front of the apartment building at 1616 5th Street. The Design Review committee recommends approval of the exterior design.

After the resolution was read, Mayor John A. Lundell asked if the structure is just a series of metal beams. Councilperson Bill Hoeft responded they were and the change made to the design was having matching stonework on the building and the base of the posts on the porte-cochere. This structure does not provide protection from the weather; it is just a design element. Councilperson Jill Dodds noted the original structure has been damaged several times and needed to be replaced. Hoeft added the owner also wanted to update the exterior of the building.

RESOLUTION NO. 2017-11

Resolution approving and accepting the Exterior Design Plans for 1616 5th Street, Coralville, Iowa was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted

BOARD APPOINTMENT

Mayor John A. Lundell noted this will fill the vacancy left when Jerry Szczech moved and had to resign from the board. The term expires December 31st of the year listed. Lundell noted Ken Nesbett was at the Council Meeting if the Council wanted to ask him any questions.

Motion by Gross to concur with the recommendation of Mayor John A. Lundell for the following appointment:

Board of Adjustment:

Ken Nesbett 705 Rosebud Court 2021

Seconded by Hoeft. Motion carried.

MOTION BY GILL TO APPROVE CONSENT CALENDAR items a-aa inclusive:

- a) Approve minutes for the December 27, 2016 Coralville City Council Regular Meeting.
- b) Approve **New** Class C Liquor License with Sunday Sales for **Red Ginger Sushi Bistro**: Eff. 01/11.
- c) Approve Special Class Liquor License (Beer/Wine) with Sunday Sales for **Trails End Bike and Triathlon Shop**: Eff. 02/01.
- d) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Mellow Mushroom**: Eff. 02/02.

- e) Approve payment to **Streb Construction Co., Inc.** for 12th Avenue & Holiday Road Patch (8/30/2016): \$17,618.00.
- f) Approve payment to **Compass Minerals** for road salt (#71573578): \$11,406.20.
- g) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Water Well #15 Preliminary Siting (#4) \$3,247.60
 - ii) NE Annexation Area Water System Improvements (#5) \$3,510.00
 - iii) High Country Sanitary Sewer Evaluation (#6) \$207.00
 - iv) Wastewater Treatment Plant Improvements (#24) \$38,400.00
- h) Approve payment to **Terracon Consultants, Inc.** for 120 2nd Street Phase II Soil & Groundwater Investigation (#T855642): \$7,618.05.
- i) Approve payment to **Shive-Hattery, Inc.** for Iowa River Landing Temporary Parking Lot and Alley (#2161640-7_FINAL): \$700.00.
- j) Approve payment to **IRT Services** to clean limestone locations around City per proposal minus limited signage and water treatment tanks (#73649): \$15,700.00.
- k) Approve payment to **Coralville Marriott Hotel & Conference Center** for FF&E Invoice from Nalco Company, LLC and Carlon Meter Inc. for water improvement project (PO#06172016EN): \$21,591.72.
- l) Approve payment to **Coralville Marriott Hotel & Conference Center** for FF&E Invoice from MTS Seating for 150 Banquet Chairs (PO#612016BQ): \$20,852.99.
- m) Approve payment to **Modern Piping, Inc.** for Marriott Hotel & Conference FF&E Invoices for:
 - i) Installation of chemical feed for water impr. project (#060058) \$6,264.00
 - ii) Remove, discard and replace 2 compressors (PO#07292016BEN) \$14,896.95
- n) Approve payment to **American Hotel Register Company** for Marriott Hotel & Conference FF&E Invoices for Security Cages for Bqt Beverage (#8300791): \$1,239.23.
- o) Approve payment to **Key Tracer Systems, Inc.** for Marriott Hotel & Conference FF&E Invoices for Electronic Key System (#K10377): \$12,984.00.
- p) Approve payment to **Stafford Sports, LLC** for Iowa Arena and Performance Center Consulting Fees (#010317-02): \$19,286.49.
- q) Approve payment to **JLG Architects** for Iowa Arena and Performance Center Area Professional Service Fees:
 - i) Invoice #15012-2 \$156,050.37
 - ii) Invoice #15012-1 \$421,350.46
- r) Approve payment to **David Naso Designs** for relocation costs of Barber Shop for Clear Creek South Floodwall Phase 2 (5/17/2016): \$455.00.
- s) Approve payment to **Iowa City Landscaping and Garden Center** for the Highway 6 Tree Replacement Project (#503892): \$42,230.50.
- t) Approve payment to **Hawkeye Environmental** for Water Plant Booster Station Asbestos Sampling & Analysis (#121316): \$150.00.
- u) Approve payment to **Creative Software Services, Inc.** for the Building & Zoning Department and Engineering Department Permit System (#14134): \$573.75.
- v) Approve payment to **Snyder & Associates, Inc.** for Clear Creek Trail Phases 6 & 7(#116.0957.08-2): \$22,470.75.
- w) Approve payment to **Shive-Hattery, Inc.** for Dubuque Street/Forevergreen Road Roundabout review services (#2163810-1): \$2,426.70.
- x) Approve quotation and payment with **Harding Concrete, Inc.** for Snow/Ice Removal and Parking Space Sweeping 5th Street On Angle Parking: \$8,027.00.
- y) Approve Quotation and Contract with **WasteZero Inc. of Raleigh, North Carolina** for 72,000 yard waste bags for not to exceed \$29,952.00. (This is enough bags to last two years.)
- z) Approve attendance of Andrew Whelchel to the Iowa Law Enforcement Academy Basic Training in Johnston, Iowa from 1/8/2017-4/21/2017: \$8,886.53.
- aa) Approve Bill List for January 10, 2017.

Seconded by Hoeft. A roll call vote was taken. Motion carried.

City Administrator Kelly Hayworth reminded everyone this Friday from 4:00 P.M. to 6:00 P.M. there will be an informal Open House at City Hall with the four Police Chief candidates. People will be able to meet with the candidates and provide feedback. On January 24th there will be a reception to honor retiring Police Chief Barry Bedford before the Council Meeting from 4:00 P.M. to 6:00 P.M. at City Hall. Bedford has served the City of Coralville for 43 years and he has been Police Chief for 28 years. Hayworth reported there are only 130 Brrr Fest tickets left and he encouraged those interested to get tickets before they run out. Winterfest is also coming up in the Iowa River Landing.

Mayor John A. Lundell reported Winterfest will be Sunday, January 22nd starting at 1:00 P.M. and there will be both outdoor and indoor events like a snowball fight in the Marriott Exhibit Hall and horse trolley rides in the Iowa River Landing District. Brrr Fest will be in the Marriott Exhibit Hall on Saturday, January 28th.

City Attorney Don Diehl and Kevin Olson had nothing to report.

Councilperson Jill Dodds reported she will be doing grandma duties for Brrr Fest, because she bought tickets for her kids for Christmas. Dodds thanked City staff for their food pantry donations and buying bus tickets for the Valley View Fairweather Lodge.

Councilperson Tom Gill had nothing to report.

Councilperson Mitch Gross reported the City will have a Martin Luther King Jr. Celebration on January 16th starting at 10:00 A.M. in the Coralville Public Library. There will be a public reading of the "I have a Dream" speech in the rotunda followed by opportunities to write down and share your vision for the future. At 7:00 P.M. the movie "Selma" will be shown in Conference Room A/B that chronicles the civil rights fight of the 1960s.

Councilperson Bill Hoeft reported the City Circle Acting Company has the following new board members: Whitney Russell, Bryan Lawler, Jessica Whitman and Mary Denmead. Young Footliters are hiring a new intern for their summer programs and camps. Hoeft announced the following acts performing at the Center for the Performing Arts: Tommy Dorsey Orchestra on March 25th, "Close to You: The Music of the Carpenters" which is Lisa Rock and her band playing the music of the Carpenters on April 22nd, and the Glenn Miller Orchestra on July 10th. The "Artists Showcase will be on February 28th and it is where five fellows will answer questions and have a short presentation for audiences.

Motion by Gill, seconded by Hoeft to adjourn at 7:07 P.M. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk