

**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 Special Meeting of the City Council of the City of Coralville, Johnson County, IA was held at City Hall, 1512 7<sup>th</sup> Street on Tuesday, March 6, 2018 with Mayor John A. 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](http://www.coralville.org/coralvision).

The following Council Members were present: Foster, Gross, Gill, Dodds, 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; Police Chief Shane Kron; Telecommunications Assistant Katy Hoffer; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Goodrich to approve the agenda. Motion carried. Ayes: 5.

Votes are 5 Ayes for Motions, Resolutions and Ordinances unless otherwise noted.

There were no citizen comments.

**IOWA RIVER LANDING CONSTRUCTION ACCESS ROAD – NORTH LEG**

City Engineer Dan Holderness reported quotations were taken for a rock surfaced temporary construction access road between E. 7<sup>th</sup> Street and E. 9<sup>th</sup> Street on the proposed E. 2<sup>nd</sup> Avenue embankment. The low quote was received from DeLong Construction, Inc. for \$28,445.60 and the engineer's estimate was \$43,214.00. Staff recommends approving the low quote.

After the resolution was read, Councilperson Tom Gill asked if any part of the road will be used in the Iowa River Landing. Holderness responded the temporary road is being built on the embankment that will become the new E. 2<sup>nd</sup> Avenue. Mayor John A. Lundell asked when the south leg of the road will be constructed. Holderness explained when it is needed the south leg will be built on the embankment for the extension of E. 2<sup>nd</sup> Avenue from E. 7<sup>th</sup> Street to the 6<sup>th</sup> Street intersection on 1<sup>st</sup> Avenue. In the meantime, they plan to use the remaining portion of E. 7<sup>th</sup> Street as long as the Latitude project leaves it open.

**RESOLUTION NO. 2018-36**

Resolution accepting quotations and approving contract for the Iowa River Landing Construction Access Road – North Leg was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

**IOWA RIVER LANDING RETAIL LEASE AGREEMENT**

It was noted alternate proposals are due Monday, April 9, 2018 and the public hearing is Tuesday, April 10, 2018.

**RESOLUTION NO. 2018-37**

Resolution of intent to dispose of an interest in real property and soliciting alternate proposals for the leasing of an approximate 1,441 square foot portion of Unit B, The Landing Condominiums to CNCT, LLC was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

**IOWA ARENA AND PERFORMANCE CENTER**

**RESOLUTION NO. 2018-38**

It was noted alternate proposals for the hotel site are due Monday, April 9, 2018 and the public hearing will be Tuesday, April 10, 2018.

Resolution fixing a date of meeting for public hearing on, receipt of proposals for, and approval of disposition of real property and interests in real property in the Mall and Highway 6 Urban Renewal Area was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

**RESOLUTION NO. 2018-39**

It was noted alternate proposals for the Arena site are due Monday, April 9, 2018 and the public hearing will be Tuesday, April 10, 2018.

Resolution fixing a date of meeting for public hearing on, receipt of proposals for, and approval of disposition of real property and interests in real property in the Mall and Highway 6 Urban Renewal Area was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

**RESOLUTION NO. 2018-40**

City Attorney Kevin Olson noted even though the City will guarantee the loans they will be entered into by ArenaCo to finance the arena project and will not be City debt. The public hearing will be Tuesday, March 27, 2018.

Resolution to fix a date for a public hearing on not to exceed \$50,000,000.00 General Obligation Urban Renewal Loan Agreements was introduced by Goodrich, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

**URBAN RENEWAL PLAN AMENDMENTS**

Olson noted this amendment adds the several projects to the Urban Renewal Plan but it will not change the area boundaries. The public hearing will be Tuesday, April 10, 2018 and the consultation will be Friday, March 16, 2018 at 2:00 P.M.

**RESOLUTION NO. 2018-41**

Resolution setting a date for consultation and a date for a public hearing on the proposed Amendments to the Mall and Highway 6 Urban Renewal Plan was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

**AMENDMENT NO. 1 TO LEASE AGREEMENT AND PURCHASE AGREEMENT**

City Administrator Kelly Hayworth noted Hawkeye Ready Mix has made significant progress at their new site but they want to extend the closing date to September 30, 2018 to make sure they have plenty of time to clear their equipment off the 1<sup>st</sup> Avenue property. Since the company has been good to work with and have helped and continue to help with community events it is in our mutual interest to give them the extra time. Gill noted this is where a portion of the TIF release money is going this year.

**RESOLUTION NO. 2018-42**

Resolution approving Amendment No. 1 to that certain Real Estate Purchase Agreement and Lease with Dakota Red Corporation and King's Materials, Inc. was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

**CONSOLIDATED TRANSIT FUNDING APPLICATION**

It was noted the public hearing will be April 10, 2018.

**RESOLUTION NO. 2018-43**

Resolution setting a public hearing on the City of Coralville Fiscal Year 2019 Iowa Department of Transportation Consolidated Transit Funding Application was introduced by Gill, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

### **HOUSING FUND ADMINISTRATIVE SERVICES CONTRACT**

Hayworth thanked Assistant City Administrator Ellen Habel for all her work on this. Hayworth noted the funding comes from a Johnson County Housing Fellowship no interest loan and they hope to apply again when more funding is available to continue the rehabilitation program. Hayworth added these rehabilitation loans are forgivable after 10 years if the homeowner remains in the home. If this goes well the City hopes to continue the program in other neighborhoods as well. Councilperson Meghann Foster thanked Habel and expressed her support for the program thinking it will help stabilize neighborhoods.

### **RESOLUTION NO. 2018-44**

Resolution approving a Contract for Housing Fund Administrative Services with the East Central Iowa Council of Governments ("ECICOG") was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

### **MOTION BY GILL TO APPROVE CONSENT CALENDAR items a-s inclusive:**

- a) Approve minutes for the February 27, 2018 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Otis's Tailgators Sports Bar & Grill**: Eff. 03/29.
- c) Approve Class C Liquor License with Sunday Sales for **El Cactus**: Eff. 04/01.
- d) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Gus' Food & Spirits**: Eff. 04/04.
- e) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Hy-Vee Market Café**: Eff. 04/09.
- f) Approve payment to **Confluence** for Dovetail Recreation Project Fill & Grading (#15179): \$2,094.64.
- g) Approve payment to **HR Green, Inc.** for:
  - i) Interior Drainage Modeling – Pump Station #2 (#117052) \$17,230.75
  - ii) UIHC Walkway Construction Observation (#117145) \$912.71
- h) Approve payment to **Neumann Monson Architects** for the Iowa River Landing Drury Parking Ramp (#19): \$5,884.87.
- i) Approve payment to **TEAM Services, Inc.** for Iowa River Landing Drury Parking Ramp Construction Testing Services (#9-2209): \$2,989.37.
- j) Approve payment to **Veenstra & Kimm, Inc.** for Water Treatment Facility Improvements – Resident Review (#10): \$10,013.66.
- k) Approve payment to **Single Digits** for Coralville Marriott Hotel & Conference Center FF&E Invoice for 50% down payment GPNS Internet Upgrade to improve Wi-Fi coverage, access and operation (#12052017EX): \$84,114.00.
- l) Approve payment to **Control-Tech Inc.** for a 14" Magnetic Flowtube for maintenance at Wastewater (#006761-IN): \$12,095.12.
- m) Approve payment to **Bolton & Menk, Inc.** for professional services for the Russel Slade Boulevard Streetscape and Cemetery Improvements Project (#0214088): \$8,855.00.
- n) Approve payment to **Shive-Hattery, Inc.** for Highway 6 & Jones Boulevard Traffic Signals (#2162910-5): \$750.00.
- o) Approve Partial Payment #6 to **WRH, Inc.** for the Storm Water Pump Stations 7 & 8 Modifications: \$539,052.71.
- p) Approve Wetland Mitigation Credit Purchase Agreement for the Cedar River Crossing Wetland Mitigation Bank and payment with the **Johnson County Conservation Board** for the Iowa River Landing Sanitary Sewer & Roadway Grading Project: \$13,300.00. (This is for .19 acres of forested wetland credits.)

- q) Accept state bid and approve payment with **Stiver's Ford in Des Moines** for a 2018 Ford Utility Vehicle for License Plate Recognition at Parking Department: Not to exceed \$28,407.00.
- r) Ratify specifications and approve quote of **Rathje Construction Co.** for the Wastewater Treatment Plant Tree Felling Project: \$13,000.00.
- s) Approve Bill List for March 6, 2018.

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

City Engineer Dan Holderness was introduced by Lundell who explained there will be a Roadway Reconstruction Report at every Council Meeting during the construction season. Holderness started his report with the Coral Ridge Avenue Improvements Project – Phase 2 by describing the improvement it entails from Forevergreen Road to Oakdale Boulevard. The project will begin Monday March 12<sup>th</sup> and maintain one lane of traffic in both directions at all times, but for this project traffic will detour traffic on Wheaton Road to Cross Park Road to Oakdale Boulevard so the contractor can finish quicker. Vehicle access to all businesses along the project will be maintained at all times. There will be weekly job meetings for the Coral Ridge Avenue Improvements Project – Phase 2 at 10:00 A.M. on Thursdays and the public is encouraged to attend. Paving, traffic signals and sidewalk improvements will be completed in 2018. Storm water management enhancement, landscaping and final work will be completed in 2019 and will not impact traffic. Holderness then went on to report on the 1<sup>st</sup> Avenue Improvements Project – 6<sup>th</sup> Street to 9<sup>th</sup> Street and described what the project will entail. Construction begins Monday, March 19<sup>th</sup>. The construction meeting for 1<sup>st</sup> Avenue will be Monday, March 12<sup>th</sup> where the contractor will provide a more detailed schedule for the project. One single lane of traffic in each direction will be maintained along with vehicle and pedestrian access to all businesses at all times. Paving, traffic signals and sidewalk improvements will be completed in 2018. Landscaping and final work will be completed in 2019 and will not impact traffic. Weekly job meetings will take place on Thursday mornings either before or after the Coral Ridge Avenue Improvements – Phase 2 meeting so both meetings can be back to back and citizens are encouraged to attend them if interested. Holderness noted both projects will significantly impact traffic but they are a safety necessity and he asked for everyone's patience, to plan ahead and allow extra time for their travels. Citizens can sign up for construction updates on both projects on the City website [www.coralville.org/notifyme](http://www.coralville.org/notifyme) or they can keep up to date on the City's Facebook account, Twitter or Nextdoor. Lundell thanked Holderness. Lundell asked when the traffic signals will be turned on at Jones Boulevard and 2<sup>nd</sup> Street. Holderness responded they are waiting for the ground to warm up so they can paint pavement markings so the signals can be turned on. Hopefully it will happen in the next few weeks.

City Administrator Kelly Hayworth had nothing to report.

Mayor John A. Lundell thanked the Coralville Volunteer Fire Department for their firefighting efforts at Saturday's Boston Way structure fire and he thanked surrounding Fire Departments who helped and provided backup. Lundell extended his sympathy to the affected families. Lundell noted Coralville's Fire Department provided backup for Iowa City at a recent structure fire last week and a recycling warehouse fire a few weeks earlier. Lundell commented on how well area Fire Departments work together when these unfortunate events occur. Lundell reminded everyone the Spring Addition of the *Connection* is out and it has several important dates for upcoming events including the Swap Event, Shred Day, Mayor's Cleanup Week, City Wide Garage Sale and the 4<sup>th</sup> Fest Auction.

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

Councilpersons Meghann Foster and Mitch Gross had nothing to report.

Councilperson Tom Gill noted the City had \$13.816 million dollars in valuation for January and February Building Permits.

Councilperson Jill Dodds asked bicyclists to not ride on the Woodpecker Single Track Trail if you can see your tracks and she reported the Coralville Creekside Cross is closed through the thawing period.

Councilperson Laurie Goodrich wished everyone a Happy Spring Break next week.

Motion by Gill, seconded by Dodds to adjourn at 6:52 P.M. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk