

**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 7th Street on Tuesday, March 7, 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, Goodrich.

The following staff was present: City Attorney Don Diehl; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; Asst. City Engineer Scott Larson; Building & Zoning Official Jim Kessler; Director of Finance Tony Roetlin; Telecommunications Assistant Derick Blackman; City Clerk Thorsten J. Johnson.

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

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

Coralville Community Food Pantry Board Member Kris Warford-Henry addressed the Council during citizen comments. In February the Food Pantry served 331 families, 1,220 Individuals and 567 children 17,544 pounds of food. Starting later this week the Food Pantry will resume their school break nutrition program which is designed to make sure Coralville children have access to food during Spring Break and they plan to serve around 2,000 meal equivalents during that time. Warford-Henry thanked the Mayor and Council for supporting the food pantry and the great new locations. Councilperson Mitch Gross noted Warford-Henry and he were on the founding board of the food pantry and got it started and he is glad to see she was still there.

RIVERVIEW PLAZA

Mayor John A. Lundell noted this area includes the former Briskey Cabinet Shop, Randy's Carpet Warehouse and the Ready Mix parking area and repair shop. This area will be redeveloped as two mixed use buildings and one apartment building.

Ordinance No. 2017-1003 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 Riverview Plaza from C-2, Arterial Commercial District, and R-3, Mixed Housing Residential District, to C-PUD 1, Commercial Planned Unit Development One District, was introduced by Hoeft, seconded by Gill for 2nd consideration. A roll call vote was taken. Motion carried.

BONDS

Mayor John A. Lundell noted this is to set a hearing for General Obligation Loan Agreements to finance park improvements, a surface parking lot in the Iowa River Landing, 1st Avenue improvements from 6th Street to 9th Street, and economic development projects in the Iowa River Landing. The public hearing will be March 28, 2017.

RESOLUTION NO. 2017-50

Resolution to fix a date for public hearing on General Obligation Essential Corporate Purpose Loan Agreements, General Obligation Corporate Purpose Loan Agreements and General Obligation Urban Renewal Loan Agreements was introduced by Gross, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

NORTHEAST AREA WATER DISTRIBUTION SYSTEM IMPROVEMENTS 2017

Mayor John A. Lundell noted this is for construction of water distribution system improvements from 1st Avenue to the northeast area including the Scanlon Farms South Ridge development. The public hearing will be March 28, 2017.

RESOLUTION NO. 2017-51

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract; ordering bids for the Northeast Area Water Distribution System Improvements 2017 was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

I-380/FOREVERGREEN ROAD INTERCHANGE PROJECT

Mayor John A. Lundell noted this agreement lays out the obligations and requirements of the Iowa Department of Transportation and the City of Coralville for the I-380/Forevergreen Road Interchange Project.

After the resolution was read, City Administrator Kelly Hayworth reported this will cover the area of the interchange that will go from Park Road on the west side to Kansas Avenue on the east. Coralville will not have any responsibilities because the interchange will be taken care of by the Iowa Department of Transportation but it still needs to be part of the agreement because some of the project is in Coralville.

RESOLUTION NO. 2017-52

Resolution approving a Right of Way Agreement for Primary Road Project with the Iowa Department of Transportation for the I-380/Forevergreen Road Interchange Project was introduced by Dodds, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

TAX REBATE

Mayor John A. Lundell noted CIVCO is expanding in Coralville and Kalona and the Coralville location will add 9,606 square feet and 18 new jobs with average wages equal to \$27.82/hour. Coralville's local match for this application will be a five year Tax Rebate of \$20,000.00/year.

After the resolution was read, City Administrator Kelly Hayworth noted President Mark Nolte of the Iowa City Area Development Group who has partnered with the City on this Project. Nolte reported CIVCO has an opportunity to close a facility in Connecticut and bring the jobs here. Initially 20 jobs will come to Coralville and 5 jobs will go to Kalona and they will have the ability to expand to 40 jobs with the additional office space. CIVCO has applied for funding through the High Quality Jobs Program to help with the expansion. As part of the application there is a local match requirement and they go before the Iowa Economic Development Authority Board next Thursday.

RESOLUTION NO. 2017-53

Resolution of support for the application of CIVCO to the Iowa Economic Development Authority was introduced by Goodrich, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

CONSOLIDATED TRANSIT FUNDING APPLICATION

Mayor John A. Lundell noted this is for Coralville's Consolidated Funding Application with the Iowa Department of Transportation and the public hearing will be April 11, 2017.

RESOLUTION NO. 2017-54

Resolution setting a public hearing on the City of Coralville Fiscal Year 2018 Iowa Department of Transportation Consolidated Transit Funding Application was introduced by Hoeft, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING RETAIL LEASE AGREEMENT

Mayor John A. Lundell noted this is a 7-year lease with Louie's Wine Dive Parent, L.L.C. for Unit B, The Landing Condominiums. The deadline for alternate proposals is still 10:00 A.M. on March 13, 2017 and the reset public hearing will be March 28, 2017.

After the resolution was read, City Administrator Kelly Hayworth explained the hearing needs to be reset because it was supposed to be on cancelled March 14, 2017 Council Meeting has been and this Special Meeting occurred before the required 30 day notice expired to receive alternate proposals.

RESOLUTION NO. 2017-55

Resolution resetting a public hearing on a proposed Lease Agreement with Louie's Wine Dive Parent, L.L.C. was introduced by Gross, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the February 28, 2017 Coralville City Council Regular Meeting.
- b) Approve **New** Retail Cigarette/Tobacco/Nicotine/Vapor Permit Applications for **Kum & Go #524**: 2/28/2017 through 06/30/2017.
- c) Approve **New** Retail Cigarette/Tobacco/Nicotine/Vapor Permit Applications for **Matt's Food Outlet** 3/3/2017 through 06/30/2017.
- d) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Otis's Tailgators Sports Bar & Grill**: Eff. 03/29.
- e) Approve Class C Liquor License with Sunday Sales for **El Cactus**: Eff. 04/01.
- f) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Gus' Food & Spirits**: Eff. 04/04.
- g) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Hy-Vee Market Café**: Eff. 04/09.
- h) Approve payment to **Terracon Consultants, Inc.** for 413 and 415 10th Avenue fox properties (#T873845): \$3,573.75.
- i) Approve payment to **Stafford Sports, LLC** for Iowa Arena and Performance Center Consulting and Administrative Fees and reimbursable expenses (#030117-01): \$22,131.01.
- j) Approve payment to **Oliver McMillan, Inc.** for ICSC Las Vegas 2016 (#012ICSC2016): \$12,162.05.
- k) Approve payment to **Trumbull Consulting** for:
 - i) Louie's Wine Dive commission due upon signing (#06012088) \$11,570.00
 - ii) Fuzzy's Taco commission due upon opening (#06012087) \$14,703.00
- l) Approve payment to **WasteZero, Inc.** for 36,000 yard waste bags (#27089): \$14,976.00.
- m) Approve payment to **Mortenson Construction** for Iowa Arena Design Phase Services 02/01/2017 through 02/28/2017 (#03): \$50,000.00.
- n) Approve payment to **Central Iowa Televising** for cleaning and televising 8" sanitary sewer line on 1st Avenue in 1st Avenue Area (#2942): \$3,245.00.
- o) Accept additional quote of +\$4,970.00; and approve payment of Invoice #9949910 with **AAA Mechanical Contractors Inc.**, for Additional External Aesthetics Work for the Town Center Parking Ramp Boiler Replacement: The total invoice is \$52,695.00.
- p) Approve Bill List for March 7, 2017.

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

City Administrator Kelly Hayworth had nothing to report.

Mayor John A. Lundell wished everyone a happy Spring Break and encouraged those going away to be safe.

City Attorney Don Diehl had nothing to report.

Councilperson Laurie Goodrich reported Director of Parks & Recreation Sherri Proud and the Parks & Recreation Department have a new newsletter available and residents should call or e-mail them to receive it by e-mail.

Councilpersons Jill Dodds, Tom Gill, Mitch Gross and Bill Hoeft had nothing to report.

Mayor John A. Lundell reported "Putt Fore the Library" was a success Sunday and well attended. Councilperson Mitch Gross added next year will be the 10th Anniversary of "Putt Fore the Library" and there are entertaining some interesting proposals like a "Golf Off" between Mayor's of Coralville and Iowa City or Coralville's Chief of Police and the Johnson County Sherriff. Gross noted the basement of the Library is currently in disarray as they install new audiovisual equipment. Lundell noted he will be out of state on University of Iowa business for the next Council Meeting, so Gross will be in charge as Mayor Pro-tem.

Motion by Gill, seconded by Goodrich to adjourn at 6:42 P.M. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk