

**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, March 12, 2019 with Mayor Pro-tem Mitch Gross presiding and was called to order at 6:30 PM Live and recorded webcasts of Coralville City Council Meetings are available online at www.coralville.org/coralvision.

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

Mayor Pro-tem Mitch Gross noted Councilperson Laurie Goodrich was gone and Mayor John A. Lundell and City Administrator Kelly Hayworth were in Washington D.C.

The following staff was present: City Attorney Don Diehl; City Attorney Kevin Olson; Assistant City Administrator Ellen Habel; Asst. City Engineer Scott Larson; Director of Finance Tony Roetlin; Police Chief Shane Kron; Human Resource/Risk Manager Mike Funke; Fire Chief Orey Schwitzer; Telecommunications Assistant Gavin Thomas; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Dodds to approve the agenda. Motion carried.

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

There were no citizen comments.

FISCAL YEAR 2020 BUDGET

After the resolution was approved, Gross noted the budget can be viewed on the City website www.coralville.org, in the latest *Connection*, on CoralVision and copies are available at the Coralville Public Library and City Hall. Councilperson Meghann Foster added there are some fantastic videos about the budget on social media and Facebook.

RESOLUTION NO. 2019-29

Resolution approving the Fiscal Year 2020 Budget was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

BONDS

After the first resolution was read, Director of Finance Tony Roetlin noted the first resolution for Bond Series 2019A prepares for the March 26th sale of bonds that will finance the final installment of the 1st Avenue Improvements and the the annual pavement preservation program. The second resolution for Bond Series 2019B finalizes the sale of bonds financing the second and final installment of the Coral Ridge Avenue Phase 2 Improvements this meeting.

RESOLUTION NO. 2019-30

Resolution providing for the sale of Bonds, setting parameters for the sale of Bonds, approving Purchase Agreements, official statements and other related documents was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-31

Resolution authorizing the issuance of Annual Appropriation Urban Renewal Tax Increment Revenue Bonds, Series 2019B, pledging to the payment thereof funds and portions of taxes (subject to non-appropriation) created pursuant to the authority of Subsection 2 of Section 403.19 of the Code of Iowa was introduced by Gill, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

AMENDMENT NO. 12 TO THE MALL AND HIGHWAY 6 URBAN RENEWAL AREA <REMOVED>

IOWA RIVER LANDING DRURY PARKING RAMP PROJECT

Motion by Gill, seconded by Dodds to approve Change Order #10R: -\$10,684.00; Pay Estimate #12R: \$68,950.78; and Pay Estimate 13R: \$116,674.72 (Which is the partial retainage due in 30 days); to **Knutson Construction** for the Iowa River Landing Drury Parking Ramp Project. Motion carried.

After the resolution was read, City Attorney Kevin Olson explained \$150,000.00 is being held back until some remaining items that need the weather to be a little warmer are taken care. It was noted the partial retainage of \$116,674.72 is due in 30 days.

RESOLUTION NO. 2019-32

Resolution accepting the Iowa River Landing Drury Parking Ramp Project as substantially completed with the stipulations set in the Certificate of Substantial Completion was introduced by Dodds, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

IRL SANITARY SEWER PROJECT – E. 2ND AVENUE AND E. 7TH STREET

Motion by Dodds, seconded by Gill approving Pay Estimate #8 FINAL: 0.00 to **Dave Schmitt Construction** for the IRL Sanitary Sewer Project – E. 2nd Avenue and E. 7th Street. Motion carried.

It was noted the retainage of \$\$88,427.74 is due in 30 days.

RESOLUTION NO. 2019-33

Resolution accepting the IRL Sanitary Sewer Project – E. 2nd Avenue and E. 7th Street as completed was introduced by Foster, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-34

It was noted this Supplemental Agreement is not to exceed \$11,050.00.

Resolution approving Supplemental Agreement No. 6 to an Engineering Services Agreement with HR Green, Inc. for Iowa River Landing Sanitary Sewer & Roadway Grading 2017 was introduced by Gross, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

SANITARY SEWER FLOW METERING AND MODELING 2019

It was noted this agreement is not to exceed \$57,540.00.

RESOLUTION NO. 2019-35

Resolution approving an Engineering Services Agreement with Veenstra & Kimm, Inc. for Sanitary Sewer Flow Metering and Modeling 2019 was introduced by Gill, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

MORATORIUM ON DEMOLITION PERMIT AND REZONING APPLICATIONS

Olson explained this moratorium prohibits the issuance of demolition permits or action on any rezoning applications except for a few exceptions for any of the properties that are part of the rezoning process that is making existing properties conform with their current use and it will end upon Council approval of the rezoning and publication of the ordinance as required by law or June 1, 2019, whichever is earlier.

RESOLUTION NO. 2019-36

Resolution imposing a moratorium for demolition permit and rezoning applications was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

LOT 1, IRL PARKVIEW

Olson noted this starts the process to sell the first of seven lots of the residential development north of the Marriott Parking Structure and east of Von Maur. This requires a 30-day notice and it is for a proposed 42-unit residential building if approved. The deadline for proposals is 10:00 AM on Monday, April 22, 2019 and the public hearing will be April 23, 2019.

RESOLUTION NO. 2019-37

Resolution of intent to dispose of an interest in real property and setting a date for hearing and date for receipt of alternate proposals for an approximate 1.02-acre portion of Outlot B, Iowa River Landing, Part Five, Coralville, Iowa was introduced by Foster, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

AUTOMATIC AID AGREEMENT - FIRE

After the resolution was read, Fire Chief Orey Schwitzer explained this agreement will have Fire Departments from both Cities providing automatic aid for building fires and is similar to the North Liberty agreement passed earlier this year. The Coralville Volunteer Fire Department will respond automatically to structure fires north of a line created by Benton Street in Iowa City and some of the high target areas on the University of Iowa campus. The Iowa City Fire Department would respond automatically to structure fires south of I-80 in Coralville and on Linder Road off of Dubuque Street. Coralville, North Liberty and Iowa City already respond to mutual aid calls when called. These automatic aid agreements will help all three City's ISO ratings.

RESOLUTION NO. 2019-38

Resolution approving an Automatic Aid Agreement - Fire between the City of Coralville and the City of Iowa City was introduced by Gross, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

UNION CONTRACT

After the resolution was read, Human Resource and Risk Manager Mike Funke reported they had a very productive negotiation session with the Police Officers and they came to an agreement the same day they started negotiations. The highlights of the agreement were a 2.5% pay increase the first year, a 3% pay increase the second year and a 3.25 pay increase the third year with no changes to health insurance along with a few other items. Gross noted he was a chief Union negotiator for 13 years and President for 3 years and he appreciated and thanked Funke and the Police Officers involved for their fairness, work and mutual respect in the negotiations.

RESOLUTION NO. 2019-39

Resolution approving an Agreement with Public Professional & Maintenance Employees (PPME) Union, representing Police Officers effective July 1, 2019 through June 30, 2022 was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

URBAN SOIL HEALTH AWARENESS & EDUCATION CAMPAIGN

It was noted this agreement is not to exceed \$75,000.00.

RESOLUTION NO. 2019-40

Resolution approving a Professional Services Agreement with Water Words That Work, LLC for the Urban Soil Health Awareness & Education Campaign was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

PROCUREMENT CARDS

RESOLUTION NO. 2019-41

Resolution designating the “Brown Deer Golf Club” to the list of certain positions allowed to be issued a procurement card pursuant to the Coralville Purchasing Policy was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-42

Resolution designating the position of “Parks Maintenance Forestry Grade III” to the list of certain positions allowed to be issued a procurement card pursuant to the Coralville Purchasing Policy was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the February 26, 2019 Coralville City Council Regular Meeting.
- b) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Coral Ridge Cinema**: Eff. 03/15.
- c) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Otis’s Tailgators Sports Bar & Grill**: Eff. 03/29.
- d) Approve Class C Liquor License with Sunday Sales for **El Cactus**: Eff. 04/01.
- e) Approve Class C Liquor License with Sunday Sales for **Three Samurai**: Eff. 04/01.
- f) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Hy-Vee Market Café**: Eff. 04/09.
- g) Approve payment to **MMS Consultants, Inc.** for 2018 Wetland Monitoring for Altmaier Subdivision AP 2006125 (#25283): \$4,350.00.
- h) Approve payment to **Four Winds Interactive, LLC** for hardware, software and services for the Coralville Marriott Redesign Project Phase 1:
 - i) Invoice #SIN186188 \$245.22
 - ii) Invoice #SIN182519 \$56,425.50
- i) Approve payment to **The Crossing Development, L.C.** for the local match for workforce housing tax credits on Crossing Commons (2/26/2019): \$26,000.00.
- j) Approve payment to **Terracon Consultants, Inc.** for:
 - i) 1st Avenue Reconstruction Project – 2017 (#TB59797) \$861.00
 - ii) EPA Brownfield Grant CIP review & QAPP Preparation (#TB59804) \$6,352.26
 - iii) Century Link LSI at 802 Quarry Road (#TB60131) \$1,480.00
 - iv) Iowa Arena ESA Vapor & Consulting Services (#TB66571) \$540.00
 - v) Wastewater Treatment Plant Improvements (#TB60603) \$1,060.50
- k) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Highway 6 & i-80 Water Main Relocation (#1) \$344.00
 - ii) Oakdale Sewer Manhole Inspection (#1) \$4,303.50
 - iii) 2017 WTP NPDES Permit Renewal (#3) \$204.00
 - iv) Water Well #15 Preliminary Siting (#8) \$172.00
 - v) WWTP Improvements 2017 Resident Review (#8) \$14,149.30
 - vi) WWTP Improvements 2017 General Services (#10) \$21,600.00
- l) Approve payment to **Stanley Consultants, Inc.** for Stormwater Pollution Prevention Review for Peterson Iron & Metal 420 1st Street (#0209474): \$2,238.70.
- m) Approve payment to **DeLong Construction, Inc.** for IRL E. 2nd Ave. & E. 7th Street road work (#1662REV): \$36,678.00.
- n) Approve payment to **Neumann Monson Architects** for IRL Drury Parking Ramp Project (#26-Revised): \$16,281.15.
- o) Approve payment to **HR Green, Inc.** for:

- i) Coral Ridge Ave. & IRL Misc. Engineering (#124404) \$1,027.75
- ii) Flood Operations Manual (#124125) \$15,836.50
- iii) IRL Infrastructure Improvements 2nd Ave. 2018 (#124393) \$26,821.70
- iv) I-80/1st Avenue Interchange Final Design Phase 1 (#124417) \$66,334.78
- v) 1st Avenue Improvements – 6th St. to 9th St. Design (#124391) \$24,975.77
- p) Approve payment to **Lifetime Fence Company** for railing repair on Coral Ridge Avenue (#18307): \$2,795.00.
- q) Approve payment to **Creative Software Services, Inc.** for equipment and software for the City's Network (#TT_2225): \$13,155.93.
- r) Approve payment to **Mary Merkel-Hess** to clean, repaint and recoat surface of "Sentinels" art piece at the reception desk for the Coralville Marriott Redesign Project Phase 1 (2/12/2019): \$2,375.00.
- s) Approve payment to **Design Force Corporation** for the Coralville Marriott Redesign Project Phase 1:
 - i) Carpet Poms (#5221) \$30.75
 - ii) Shipping Expense for Tile and other samples (#5465) \$112.05
 - iii) Contract Administration (#5501) \$2,100.00
- t) Approve payment of Iowa River Landing Invoice to **Kapa Advisors, LLC** for reimbursing RECON-ICSC Booth Deposit (#342889): \$4,396.00.
- u) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **IRL Hospitality, LLC d/b/a La Vecina** for 50% completion of tenant improvements for La Vecina (2/28/2019): \$173,527.50.
- v) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Burritt Design** for 50% contract payment for IRL retail leasing video (#565): \$4,400.00.
- w) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **CNCT, LLC d/b/a Evolve Juicery & Kitchen** for 100% completion of tenant improvements for Evolve Juicery & Kitchen (#101): \$115,280.00.
- x) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **RDG Planning & Design** for:
 - i) E. 2nd Ave. & E. 9th St. Landscape 90% (#45031) \$2,593.68
 - ii) E. 2nd Ave. & E. 9th St. Landscape 100% (#45181) \$664.33
 - iii) South of E. 9th Street Arena Design 70% (#45032) \$2,844.49
 - iv) South of E. 9th Street Arena Design 76% (#45182) \$2,922.38
- y) Approve Pay Estimate #12 to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements Phase 2: \$79,699.17.
- z) Approve Pay Application #8 to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements 2017: \$491,308.63.
- aa) Approve bid and purchase from **Henderson Truck Equipment of Manchester, IA** of one 11' Munibody and Snow Plow Package: Approximately \$106,864.00. (This bid is through Sourcewell/National Joint Powers Alliance and funds for this purchase will come from Road Use Reserves.)
- bb) Approve attendance of Florence Cox to Tyler Connect 2019 (New World FRP) in Dallas, TX from April 6-10, 2019: \$2,732.60.
- cc) Approve attendance of Kevin Callahan to the AWWA Annual Conference in Denver. CO from June 8-13, 2019: \$2,074.00.
- dd) Approve Bill List for March 12, 2019.

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

Asst. City Administrator Ellen Habel asked Asst. City Engineer Scott Larson to give the Council an update on construction projects. Larson reported last Thursday the Engineering Department had kickoff meetings with the 1st Avenue and Coral Ridge Avenue construction teams which include City staff, consultants and contractors. They looked over the proposed construction schedules and tried to make sure everyone is on the same page. On 1st Avenue some of the first items to be worked on will be at the intersection with 6th Street where they have permanent medians to build, permanent turn lane pavement to place and the CRANDIC railroad will place new crossing gates and signals. They will work on additional turn lane paving north of 6th Street, crosswalks, sidewalks and a lot of finishing work on both sides of the street.

Some of the four lanes have been open this winter will need to be closed in order to begin road work again on the April 1st. They will have a more specific schedule information later this week. On Coral Ridge Avenue they will go back to head to head traffic between University Parkway and Forevergreen Road in early April in order to complete additional work on the east half of the road. They will also begin work on stormwater bioretention cell construction off the road and complete all the trail and sidewalk connections. The signal contractor has already begun work on the signal at Forevergreen Road. The contractor for 1st Avenue is responsible for completing work by May 24th. The completion date for Coral Ridge Avenue is the end of June but staff are reviewing schedule changes that may extend it into July. Councilperson Tom Gill asked about filling in potholes. Larson responded they have started but they will not have access to hot asphalt mix until April and the list is long.

Mayor Pro-tem Mitch Gross reported some of the bigger potholes on 12th Avenue and Oakdale Boulevard were filled before he could report them and he was appreciative on the Streets Department being proactive. Gross reported the Library is hosting a community writing program that can help with writing a resume and other formal writing. The Library will have several Spring Break activities for children next week and there are also some Adult book clubs. Gross noted "International Women's Day" was last week and he believes Coralville is the first City in Iowa to have a female majority on the Council and he knows it is the first one in Johnson County. Gross stated he is proud and honored to work with Councilpersons Laurie Goodrich, Jill Dodds, and Meghann Foster and Asst. City Administrator Ellen Habel. Gross added Coralville has been recognized for having gender equality on its Boards and Commissions. Gross recognized a scout in the audience and explained even though things go quickly and smoothly at the Council Meeting a lot of things are worked out in the Work Session and she is welcome to join them at the Work Session after the meeting.

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

Councilperson Meghann Foster thanked Gross for his kind words and she is proud and honored to be part of a Council with a majority of women and to work with and serve with everyone on the Council. Foster reported she just got back from "South by Southwest" in Texas and one of the sessions she attended was about economic development strategies for noncoastal micropolitan areas and she learned how important research universities play in these communities. Foster noted how important a role the University of Iowa plays in Coralville's economy and she is concerned with some law makers in Des Moines actively seeking to harm Iowa's regent universities. Foster encouraged everyone to explain to their legislators, especially ones in areas without a university how important the universities are to the local and state's economic well-being.

Councilperson Jill Dodds thanked Gross for recognizing "International Women's Day" and she is honored to work on the Council. Dodds wished everyone a fun and safe Spring Break and with all the rain coming our way she hopes everyone's basements stay dry.

Councilperson Tom Gill congratulated the women on the Council on "International Women's Day." Gill reported City Administrator Kelly Hayworth and he welcomed the Big Ten Champions Iowa Women's Basketball Team back at the Coralville Intermodal Facility Sunday night and they arrived on the 380 bus.

Motion by Gill, seconded by Dodds to adjourn at 6:59 PM. Motion carried.

Mitch Gross, Mayor Pro-tem

Thorsten J. Johnson, City Clerk