

**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 27, 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.

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

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 Shane Kron; Human Resource/Risk Manager Mike Funke; Wastewater Superintendent David Clark; Associate Project Coordinator Nicky Beurivage; Telecommunications Assistant Katy Hoffer; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Goodrich to approve the agenda. Ayes: 4. Absent: 1.

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

Mayor John A. Lundell recognized State Senator Bob Dvorsky's years of service to the State of Iowa and Coralville and declared April 6, 2018 to be a "Day of Recognition, Appreciation and Respect for Senator Robert Dvorsky." Lundell recognized Senator Dvorsky's wife, aunt and cousin in the audience and noted Dvorsky is at work in the Senate in Des Moines as his retirement isn't effective yet. Senator Dvorsky's wife Sue on behalf of her and her husband's family thanked the Mayor, Council and community and she stated they love the community as if it is a part of their family. Councilperson Tom Gill stated he took over Dvorsky's term on the City Council when he went to Des Moines and he thanked Dvorsky for bringing a lot of great things to Coralville since then.

Councilperson Meghann Foster arrived at 6:35 P.M. Votes are now 5 Ayes for Motions, Resolutions and Ordinances unless otherwise noted.

IOWA RIVER LANDING RETAIL LEASE ~ PUBLIC HEARING

Mayor John A. Lundell declared this the time for a public hearing on alternative proposals and intent to dispose of an interest in real property for leasing an approximate 1,460 square foot portion of the Iowa River Landing Part Two Condominiums to High Ground Café, LLC. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-45

Resolution approving the disposition of property and approving a Lease Agreement with High Ground Café, LLC was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

IOWA ARENA AND PERFORMANCE CENTER ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on not to exceed \$50,000,000.00 General Obligation Urban Renewal Loan Agreements. There were no public or written comments. Lundell closed the public hearing.

After the resolution was read, City Administrator Kelly Hayworth noted this is the first of many actions that need to be taken for the Arena before any actual loans will be issued. These actions include development agreements between the City and ArenaCo. Hayworth encourage the public to continue following these developments and the City will continue to provide as much information as they want on these

agreements. Councilperson Tom Gill thanked Hayworth and the many people that have been working hard on this project since the 1990s.

RESOLUTION NO. 2018-46

Resolution determining to proceed with the entering into Loan Agreements and/or Guarantee Agreements and taking additional action thereon was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-47

Resolution approving an Engineering Services Agreement with Terracon Consultants, Inc. to provide material testing services for the Iowa Arena Project was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

LOT 3, GATENS SECOND ADDITION~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported this is for a new development at 570 1st Avenue, currently the site for a car wash. This will replace the car wash with a four-story building with underground parking. The first floor will be for commercial use and the other three floors will be residential. The building will be as close to 1st Avenue as possible with parking in the back to match the design of the Riverview development. The site will require a retaining wall because of the elevation difference between the property and 1st Avenue. The site will share two accesses, one with Deli Mart and one with Burger King. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the Amended PUD B Site Plan for Lot 3, Gatens Second Addition.

Lundell declared this the time for a public hearing on an amendment to the PUD B Site Plan for Lot 3, Gatens Second Addition. Brian Watts from Watts Group stated they are working with the property owner on the development, construction and property management for the project. Watts offered to answer any questions and thanked City staff for their hard work helping them to come up with the best product possible for this site. There were no further public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-48

Resolution approving an amended PUD B Site Plan for Lot 3, Gatens Second Addition, Coralville, Iowa was introduced by Dodds, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RIDGEVIEW PARTS 1-3 ~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported this will rezone 103.37 acres of land in the West Land Use District west of the Coral Crossing Development and east of the Western Hills Trailer Court. This will be developed in three different phases. There will be 4 24-unit multifamily buildings, 6 36-unit multifamily buildings, 4 18-unit multifamily buildings, 3 88-unit apartment buildings, 53 4-plex townhomes, 10 2-story duplexes, 1 3-plex and 60 single family dwelling units. This development will extend Jones Boulevard from the Coral Crossing Development intersecting with Spring Rose Court in a roundabout, head east to west and tie in with Lucas Boulevard, and then continue south to connect with the south end of Jones Boulevard by the nursing home. There will be a total of 943 dwelling units and 2,092 parking spaces. All the multifamily units will have underground parking. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the rezoning of Ridgeview Parts 1-3 and the PUD-A Site Plan.

Lundell declared this the time for a public hearing on rezoning Ridgeview Parts 1-3 from R-3, General Residential District, to R-PUD 1, Residential Planned Unit Development One District to R-PUD 1, Residential Planned Unit Development One District and a PUD-A Site Plan. Jake Evans with Venture One LLC who is bringing this development to the Council offered to answer any of their questions. There were no further public or written comments. Lundell closed the public hearing.

After the ordinance was read, City Administrator Kelly Hayworth mentioned the City spent over a year working on the West Land Use Plan and he commended the developers for on their patience and working with City staff to meet all the different requirements of the West Land Use Plan, parts of which are not like the rest of the community. Gill also thanked the developers and noted Councilperson Jill Dodds and he were on the West Land Use Committee along the Asst. City Administrator Ellen Habel and Building & Zoning Official Kessler and that they came up with this plan before allowing any development to take place in order to make sure there would be quality developments in the West Land Use Area. Dodds added their will be green space in the development with amenities. Kessler added there are two large green spaces in the development that will include landscaping, pagodas and picnic areas. Their will also be smaller recreational areas scattered through out the development. Hayworth noted there will be storm water retention ponds on the west side of the development. Kessler added the City worked with two consultants to design these ponds and the storm water runoff system for the whole development in order to make the ponds a recreational amenity as well as able to handle the development's storm water runoff. Councilperson Meghann Foster noted this development is in the Clear Creek Amana Community School District and she likes the design and inclusion of a large mix of housing types and density. Lundell appreciated the continuity of the road system which will fill in of some arterial street gaps.

ORDINANCE NO. 2018-1003 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 Ridgeview Parts 1-3 from R-3, General Residential District, to R-PUD 1, Residential Planned Unit Development One District, was introduced by Goodrich, seconded by Foster for 1st consideration. A roll call vote was taken. Motion carried.

TWO PARCELS TO BE ADDED TO CORAL CROSSING PARTS 6 & 7 ~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported this rezoning is for the addition of two lots to continue Spring Rose Circle west with Spring Rose Drive teeing off to the north and intersecting with Jones Boulevard. This change will allow the subdivision to blend better with the new Ridgeview development discussed earlier. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the rezoning of two parcels to be added to Coral Crossing Parts 6 & 7 and the PUD-A Site Plan.

Public hearing on rezoning two parcels to be added to Coral Crossing Parts 6 & 7 from R-3, General Residential District, and I-2, Light Industrial District, to a R-PUD 1, Residential Planned Unit Development One District, and a PUD-A Site Plan. There were no public or written comments. Lundell closed the public hearing.

ORDINANCE NO. 2018-1004 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 two parcels to be added to Coral Crossing Parts 6 & 7, from R-3, General Residential District, and I-2, Light Industrial District to R-PUD 1, Residential Planned Unit Development One District, was introduced by Foster, seconded by Gross for 1st consideration. A roll call vote was taken. Motion carried.

IOWA RIVER LANDING, PART NINE

Building & Zoning Official Jim Kessler reported this is a three-lot subdivision bordered by Quarry Road to the east, E. 9th Street to the north, E. 2nd Avenue to the west and e. 7th Street to the south. There will be an access road for the arena. Lot 1 will be the site for the Iowa Arena, Lot 2 will be the site for the hotel and Lot 3 will be reserved for future development. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the Preliminary and Final Plats for Iowa River Landing, Part Nine.

RESOLUTION NO. 2018-49

Resolution approving the Preliminary Plat for Iowa River Landing, Part Nine, Coralville, Iowa was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-50

Resolution approving the Final Plat for Iowa River Landing Part Nine, Coralville, Iowa was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

WASTEWATER TREATMENT PLANT IMPROVEMENTS 2017

After the resolution was read, City Attorney Kevin Olson explained the Council approved the original agreement two or three years ago, but they did not authorize the construction administration portion at that time. The \$1,020,000.00 cost is the same amount that was included in the original agreement.

RESOLUTION NO. 2018-51

Resolution authorizing the Construction Administration portion of the Engineering Services Agreement with Veenstra & Kimm, Inc. for the Wastewater Treatment Plant Improvements 2017 was introduced by Dodds, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

PARKING REGULATIONS

After the ordinance was read, Hayworth explained this follows through with the City's plan regulated the first floor of the West Iowa River Landing Parking Ramp to insure the proper amount of vehicle turnover for businesses and stop people from parking there for extended periods of time.

ORDINANCE NO. 2018-1005 amending Chapter 69 of the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding Parking Regulations was introduced by Goodrich, seconded by Gross for 1st consideration. A roll call vote was taken. Motion carried.

WIRELESS FACILITIES SITING

After the ordinance was read, Olson explained the City first passed this ordinance last year to regulate the placement of small cellular service mobile stations on City light poles in response to Federal regulations. Now the State passed a bill further limiting the City's ability to regulate these stations and they now allow them to use City traffic signal poles. This will require the City to hire a consultant to review the installment plans to make sure they do not interfere with the traffic signals when they place their equipment and the City will pass those costs to the cellular companies. Olson noted an AT&T representative called him late this afternoon to request a change in the notification period for moving utilities from 30 days to 90 days and to restrict the amount that can be charged for consulting services. Olson recommended the Council approve the first reading of the ordinance as is and he will report on and make any necessary changes to the ordinance for the second reading.

ORDINANCE NO. 2018-1006 amending Chapter 161 of the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding wireless siting regulations was introduced by Foster, seconded by Gross for 1st consideration. A roll call vote was taken. Motion carried.

PROPERTY/LIABILITY/AUTO INSURANCE RENEWAL

RESOLUTION NO. 2018-52

Resolution approving Iowa Communities Assurance Pool (ICAP) as the City's insurance carrier was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-53

Resolution appointing Michael A. Funke and Kelly J. Hayworth as the individuals to represent the City with the Iowa Communities Assurance Pool was introduced by Gill, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the March 6, 2018 Coralville City Council Special Meeting.
- b) Approve Dance Hall License for the **American Legion Walter Johnson Post 721**: 04/01/2018-03/31/2019.
- c) Approve Dance Hall License for the **Brown Deer Golf Course**: 04/01/2018-03/31/2019.
- d) Approve Dance Hall License for the **Coralville Marriott Hotel and Conference Center**: 04/01/2018-03/31/2019.
- e) Approve **New** Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Coral Ridge Cinema**: Eff. 03/15.
- f) Approve Class C Liquor License with Sunday Sales with Outdoor Service and Sunday Sales for **Brown Deer Golf Course**: Eff. 04/12.
- g) Approve Class E Liquor License with Native Wine Permit and Sunday Sales for **Casey's General Store #2918**: Eff. 04/15.
- h) Approve payment to **Innovative Interfaces, Inc.** for Polaris software maintenance and licensing fees for the Library (#INV-INC17224): \$16,360.35.
- i) Approve payment to **Coralville Marriott Hotel & Conference Center** for FF&E Invoice from:
 - i) Wayfair for Lobby Area Rugs (#12082017EX) \$1,475.96
 - ii) Woodland Furniture Co. for 1 Communal Bar Table and 2 Bar Tables (#0812017FB) \$4,625.00
 - iii) Quality Home Repair, Woodland Furniture Co., Lowes and Walmart for remodeling the employee cafeteria (#01172018EN) \$11,201.64
 - iv) Leslies Swimming Pool Supplies for AXS1005 ADA compliant pool lift (#08112017EN) \$4,183.98
- j) Approve payment to **Ferguson Waterworks #2516** for Meters and Water Department Equipment (#0274236): \$12,278.25.
- k) Approve payment to the **East Central Iowa Council of Governments** for resiliency (storm water) administration (#8218): \$2,604.00.
- l) Approve payment to **HR Green, Inc.** for:
 - i) Iowa River Landing Misc. Engineering Consulting (#117331) \$2,138.25
 - ii) Coral Ridge Avenue Phase 2 – Design Services (#117332) \$6,507.39
 - iii) 1st Avenue Improvements – 6th St. to 9th St. Design (#117333) \$5,219.75
 - iv) IRL Sanitary Sewer Study (#117222) \$150.00
 - v) Storm Water Pump Stations 7 & 8 Modifications (#117258) \$6,602.12
- m) Approve payment to **Terracon Consultants, Inc.** for 115 E. 7th Street Groundwater Monitoring (#TA21256): \$2,462.50.
- n) Approve payment to **Design Force** for Design Fee for the Coralville Marriott Redesign Project (#4905): \$10,500.00.
- o) Approve payment to **The Northway Corporation** for Water Well #13 emergency pump repairs (#15246): \$54,684.55.
- p) Approve payment to **Mortenson Construction** for Iowa Arena and Performance Center:
 - i) Design Phase Services January 2018 Billing (#010) \$25,079.00
 - ii) Limited Authorization to Perform Services 2/1-3/16/2018 (#011) \$72,304.00
- q) Approve payment to **Creative Software Services** for Building and Engineering permit software:
 - i) Invoice #16030 \$2,167.50
 - ii) Invoice #16102 \$1589.40
- r) Approve payment of Iowa River Landing Invoice as approved by Oliver McMillan, LLC to **HR Green, Inc.** for IRL Sanitary and Grading Project (#116947): \$261.00.
- s) Approve payment of Iowa River Landing Development Invoice as approved by OliverMcMillan, Inc. to **Pappageorge Haymes, Ltd.** for IRL Master Planning LOD;s & CAD Services:
 - i) Invoice #132362 \$28,214.43
 - ii) Invoice #132419 \$8,070.63
- t) Approve payment to **Oliver McMillan, LLC** for reimbursable expenses (#012RQS030518): \$29,181.50.

- u) Approve payment to **JLG Architects** for the Iowa Arena and Sports Performance Center architectural services and reimbursable expenses (#15012-15): \$34,541.08.
- v) Approve payment to **CAJ Enterprises, Inc.** for Iowa River Demolitions of 811 & 755 E. 2nd Avenue and 216 E. 9th Street (#20188): \$83,300.00.
- w) Approve Pay Estimate #1 to **Langman Construction, Inc.** for 1st Avenue Improvements – 6th St. to 9th St.: \$69,549.00.
- x) Approve Partial Payment #7 to **WRH Inc.** for Stormwater Pump Stations 7 & 8 Modifications: \$134,209.36.
- y) Approve Change Order #6: +\$102,104.00; and Pay Application #7: \$568,350.00; to **Knutson Construction Services** for Iowa River Landing Drury Parking Ramp.
- z) Approve Pay Application #12 to **Miron Construction Co., Inc.** for the Water Treatment Plant Improvements: \$7,178.48.
- aa) Approve Change Order #1 to **Rathje Construction Co.** for the Wastewater Treatment Plant Improvements Tree Felling: +\$9,500.00.
- bb) Approve Pay Estimate #3 to **Advanced Electrical Services, Inc.** for the Highway 6 & Jones Boulevard Traffic Signal Improvements: \$63,950.77.
- cc) Approve quotation and payment to **Bob Brown GMC, Ankeny, IA** for one new 2018 GMC 1500 Sierra, 2WD, regular cab for the Street Department: \$21,874.00. (This is the State bid price.)
- dd) Approve job description for new Janitorial Maintenance Coordinator position for Building Maintenance.
- ee) Approve updated job description for the Building Maintenance Coordinator position for Building Maintenance.
- ff) Ratify attendance of John A. Lundell to the 2018 Congressional City Conference in Washington, D.C. from March 11-15, 2018: \$2,986.50.
- gg) Ratify attendance of Kelly J. Hayworth to the 2018 Congressional City Conference in Washington, D.C. from March 13-15, 2018: \$1,433.00.
- hh) Approve February 2018 Treasurer's Report.
- ii) Approve Bill List for March 27, 2018.

Seconded by Dodds. After the motion was made Councilperson Laurie Goodrich asked about Coral Ridge Cinema's Special Class C (Beer/Wine Permit) regulations. City Clerk Thorsten J. Johnson responded this will let the Theater serve alcoholic beverages on the Theater's premises but it will not be allowed in the rest of the Mall. Olson added if the State approves the license and declares the Theater a qualified applicant there is not much the City can do, but they will be required to follow the same rules covering alcohol as any other establishment. Lundell and Olson noted when the City conducts alcohol checks on businesses and the theater will be included. A roll call vote was taken. Motion carried.

Receipts for the month of February were General: \$990,994.49; Road Use: \$303,262.32; Police Grant: \$3,915.80; Employee Benefits: \$26,783.98; Iowa River Landing Operation: \$82,977.28; TIF-12th Avenue: \$42,835.27; TIF-Oakdale: \$152.85; TIF-Mall/Hwy 6: \$33,716.17; Debt Service: \$1,061,105.00; Rental Properties: \$6,123.00; Coral Ridge Avenue: \$49,898.00; 1st Avenue Area: \$82,395.02; Flood Mitigation: \$267,068.00; Trust & Agency: \$87,434.68; Perpetual Care: \$775.00; Water: \$229,020.37; Sewer: \$328,284.71; Parking: \$513,533.21; Solid Waste: \$103,900.96; Transit: \$1,450,295.48; Storm Water: \$40,239.54; Hotel: \$65,663.68. Total receipts for February 2018 were \$5,770,374.81 and of this \$250,402.25 were property tax.

City Engineer Dan Holderness delivered a Road Reconstruction Report starting with the fact the recent snow storm has slowed down work on all City road projects yesterday but they are back at construction today. On the 1st Avenue Improvements Project – 6th Street to 9th Street they are working on temporarily widening the road on the east side and when it is completed they will shift all traffic into two lanes on the east side with one southbound lane and one northbound lane. The they will begin reconstruction of the 6th Street intersection and the west side of 1st Avenue. They have installed signs on 1st Avenue encouraging citizens to utilize both lanes of 1st Avenue as long as possible until they merge into one lane so they can convey more traffic through the one lane situation in a safer manner. On the Coral Ridge Avenue Improvements Project – Phase 2 they are installing temporary traffic signals at three different intersections. They are working on widening the southeast corner of the Oakdale Boulevard and Coral

Ridge Avenue intersection with paving beginning this week and they are working on the southwest corner as well. They will start installing water main on the north side of Forevergreen Road and the west side of Coral Ridge this week, weather permitting. Lundell asked when the job meetings are for both projects. Holderness responded the Coral Ridge Avenue Improvements job meeting is at 9:00 A.M. and the 1st Avenue Improvements job meeting is at 10:00 A.M. on Thursdays. Both meetings are in the conference room on the west end of City Hall and open to the public. Holderness added updates are available on the City website and social media (Facebook, Twitter and Nextdoor). You can sign up to receive weekly updates on the City website at www.coralville.org/notifyme, which go out on Thursday afternoons after both Thursday morning job meetings.

City Administrator Kelly Hayworth introduced and welcomed the new Wastewater Superintendent David Clark and Hayworth stated it is good to have him in place as the new construction for the Wastewater Treatment Plant Improvements begins. Hayworth introduced and welcomed Brian Hixenbaugh from Spectra Venue Management who has been assigned to help kick off the Iowa Arena and make sure the City is prepared for opening the facility. Hayworth announced next week the area will host a meeting of the UNESCO City of Literature, which will have people from over 20 countries celebrating their participation in the City of Literature program next week. Hayworth announced the Iowa City World Cup Wrestling will bring athletes from 8 countries to Carver Arena next week. Hayworth invited everyone to come to the 4th Fest Basket Auction on Saturday, April 7th beginning at 4:30 P.M. at Brown Deer Golf Club. Hayworth noted the Iowa Arena and Performance Center discussion will be moved to the next Work Session so the Council can concentrate on the Tax Increment Financing Report tonight.

Mayor John A. Lundell welcomed Clark and Hixenbaugh to the area.

City Attorney's Don Diehl had nothing to report. Kevin Olson stated he was looking forward to the Iowa City World Cup Wrestling but he will not be able to attend.

Councilperson Meghann Foster welcomed Clark and Hixenbaugh to Coralville. Foster reported she attended the Broadbands Telecommunications Commission meeting last week and she thanked the Commission members and Telecommunications staff for their hard work and the important service they provide.

Councilperson Mitch Gross, congratulated Senator Bob Dvorsky. Gross announced the Library will have their 10th and final "Putt Putt for the Library" fundraiser April 8th from 11:00 A.M. to 4:00 P.M. Gross noted a person involved with the group from the disability community involved in discussions on the Arena project contacted him about an update on that meeting. Hayworth reported they had the preliminary discussion with that group a year ago, but they do not have a final plan yet implementing items from that discussion. They plan to meet with the group again once those plans to review. Gross welcomed Clark and Hixenbaugh. Gross thanked road crews, police and fire for their work during and after the snow storm this weekend. Gross reported he hosted a group of 12 graduate and law students from schools all across the country including Princeton, Washington State University and the University of North Carolina and they were all impressed with the Iowa River Landing development.

Councilperson Tom Gill thanked the developers and staff tonight for basically designing a whole town.

Councilperson Jill Dodds welcomed Clark and Hixenbaugh. Dodds stated it was an honor to work with Dvorsky and recognize his service this evening. Dodds gave a shout out to the Streets Department on doing a great job clearing the streets Saturday morning. Dodds noted outdoor sirens for tornado and thunderstorm warnings will be tested on Wednesday morning, March 28th. Warnings will go out on the radio at 10:00 A.M. and the sirens will go off at 10:15 A.M.

Councilperson Laurie Goodrich reminded everyone to check out all the great events coming this spring to the Coralville Center for the Performing Arts.

Motion by Gill, seconded by Gross to adjourn to Executive Session at 7:35 P.M. to discuss strategy with Council to discuss the purchase or sale of particular real estate only where premature disclosure would be reasonably expected to increase the price the governmental body would have to pay for that property

or reduce the price the governmental body would receive for that property pursuant to Section 21.5 (j) of the Code of Iowa. A roll call vote was taken. Motion carried.

The Council reconvened at 8:01 P.M.

Motion by Gross, seconded by Goodrich to adjourn at 8:02 P.M. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk