

**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 28, 2017 with Mayor Pro-tem Mitch Gross 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, Hoeft, 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; Asst. City Engineer Scott Larson; Building & Zoning Official Jim Kessler; Director of Finance Tony Roetlin; Police Chief Shane Kron; Streets & Solid Waste Superintendent Eric Fisher; Director of Parks & Recreation Sherri Proud; Parks Superintendent Alex Buhmeyer; Native Grass Vegetation Specialist Josh Worrell; Human Resource/Risk Manager Mike Funke; Telecommunications Production Coordinator Eric Dickerson; Telecommunications Assistant Katy Hoffer; 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.

There were no citizen comments.

BONDS ~ PUBLIC HEARING, ISSUANCE AND SALE

Mayor Pro-tem Mitch Gross declared this the time for a public hearing on General Obligation Essential Corporate Purpose Loan Agreements, General Obligation Corporate Purpose Loan Agreements and General Obligation Urban Renewal Loan Agreements. There were no public or written comments. Gross closed the public hearing.

After Resolution No. 2017-56 was read, Director of Finance Tony Roetlin explained the public hearing was for non-refinancing or new money projects like park improvements a surface parking lot in the Iowa River Landing and some street projects predominantly 1st Avenue improvements from 6th Street to 9th Street.

RESOLUTION NO. 2017-56

It was noted this is 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.

Resolution determining to proceed with the entering into loan agreements and taking additional action thereon was introduced by Hoeft, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2017-57 was read, Director of Finance Tony Roetlin reported items c-g are on a handout he gave to the Council. They include five bond issues that had to be split for various reasons with some being sold directly to the banks and some that went onto the bond market. The two bond issues sold directly to banks because of an aggressive interest rate offer and they will save the City \$525,000.00 over the life of the bonds. The handout shows there will be a savings of \$767,000.00 over the next twenty years for all the issues. This will align the TIF cash flows to the debt service payables. The handout mentions the 2017C refinancing coming in April, which will be the last one for this year and the handout mentions the Fiscal Year 2017 and 2018 capital projects financed through these issues.

RESOLUTION NO. 2017-57

It was noted these bonds will take advantage of lower interest rates, reschedule the principal repayment on some bond issues, and finance City capital improvements projects. The amount of the bonds for refinancings is \$14,510,000.00 and \$3,850,000.00 is for capital projects.

Resolution authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of General Obligation Corporate Purpose and Refunding Bonds, Series 2017A-1, and providing for the levy of taxes to pay the same was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2017-58

It was noted these bonds will take advantage of lower interest rates and reschedule the principal repayment on some bond issues. The entirety of this bond issue is for refinancing purposes.

Resolution authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of General Obligation Refunding Bonds, Series 2017A-2, and providing for the levy of taxes to pay the same was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2017-59

It was noted the entirety of this bond issue is for capital projects.

Resolution authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of Taxable General Obligation Corporate Purpose Bonds, Series 2017A-3, and providing for the levy of taxes to pay the same Was introduced by Dodds, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2017-60

It was noted these bonds will take advantage of lower interest rates; reschedule the principal repayment on some bond issues, and finance City capital improvement projects. The amount of the bonds for refinancings is \$2,075,000.00 and \$1,930,000.00 is for capital projects.

Resolution authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of Taxable General Obligation Corporate Purpose and Refunding Bonds, Series 2017A-4, and providing for the levy of taxes to pay the same was introduced by Goodrich, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2017-61

It was noted these bonds will take advantage of lower interest rates for savings on debt payments and reschedule the principal repayment on some bond issues. The entirety of this bond issue is for refinancing purposes.

Resolution providing for the sale and issuance of General Obligation Annual Appropriation Refunding Bonds, Series 2017B and providing for the levy of taxes (subject to non-appropriation) to pay the same was introduced by Hoeft, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2017-62

It was noted these bonds will increase the amount of financing through the State Revolving Fund of the Water Treatment Plant Improvements by \$580,000.00 increasing the total amount of financing to \$5,000,000.00. The entirety of the financing will be repaid through the net revenues of the Water Enterprise fund. The public hearing will be April 11, 2017.

Resolution to fix a date for a public hearing on a proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal not to exceed \$580,000.00 was introduced by Gross, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING RETAIL LEASE AGREEMENT ~ PUBLIC HEARING

Mayor Pro-tem Mitch Gross declared this the time for a public hearing on a proposed Lease Agreement with Louie's Wine Dive Parent, L.L.C. There were no public or written comments. Gross closed the public hearing. It was noted this is a 7-year lease with Louie's Wine Dive Parent, LLC for Unit B, The Landing Condominiums.

RESOLUTION NO. 2017-63

Resolution approving the disposition of property and approving a Lease Agreement with Louie's Wine Dive Parent, LLC was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

NORTHEAST AREA WATER DISTRIBUTION SYSTEM IMPROVEMENTS 2017 ~ PUBLIC HEARING

Mayor Pro-tem Mitch Gross declared this the time for a public hearing on the plans, specifications, estimate of cost and form of contract for the Northeast Area Water Distribution System Improvements 2017. There were no public or written comments. Gross closed the public hearing.

After the resolution was read, City Administrator Kelly Hayworth explained this is for the extension of the water distribution system improvements from 1st Avenue northeast to the Scanlon Farms South Ridge development. The developer of Scanlon Farms South Ridge will take the water line from there through the subdivision. The developer will pay for the cost of the extension over time as they submit their final plats with the cost prorated over all the acres.

RESOLUTION NO. 2017-64

Resolution approving the plans, specifications, estimate of cost and form of contract; ordering bids; setting a date for the receiving of said bids; and directing posting of the bid letting; all for the Northeast Area Water Distribution System Improvements 2017 was introduced by Dodds, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

RIVERVIEW PLAZA ~ PUBLIC HEARING

It was 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 Goodrich, seconded by Dodds for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

RESOLUTION NO. 2017-65

Resolution approving the PUD-A Site Plan for Riverview Plaza, Coralville Iowa was introduced by Hoeft, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

Building & Zoning Official Jim Kessler reported the PUD B Site Plan is for the first phase of the development of Riverview Plaza, which includes a 4 story mixed use building with 9,257 square feet of commercial space on the first floor and 39 dwelling units on the second through fourth floors. This is the

southernmost lot and the primary access to 1st Avenue is on the south side of the lot. A second temporary access goes north through the Ready Mix parking area to 4th Street. There will be picnic tables, grills and a pagoda on the south end of the lot. Kessler showed the buildings elevations. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the PUD B Site Plan of Riverview Plaza, Part One, Lot 1 and Final Plat of Riverview Plaza, Part One. Scout Ben Castor of Troop 207 wondered how much the development will cost. It was explained a private developer will pay the cost and the assessed value will be over \$14,000,000.00 when all three buildings are done. Castor asked how this impacts the environment. Gross explained this was the previous site of Briskey Cabinets and they cleaned up the area through flood mitigation, asbestos and hazardous material removal and the cleanup of the old landfill through the brownfields program. Gross noted the City takes extra care the environment is taken care of as much as possible when a development is planned.

Mayor Pro-tem Mitch Gross declared this the time for a public hearing on a PUD B Site Plan for Riverview Plaza Part One, Lot 1. There were no public or written comments. Gross closed the public hearing.

RESOLUTION NO. 2017-66

Resolution approving a PUD B Site Plan for Riverview Plaza Part One, Lot 1 Coralville, Iowa was introduced by Gross, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2017-67

Resolution approving the Final Plat for Riverview Plaza Part One, Coralville, Iowa was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted;

BRIDGEWATER SUBDIVISION, PART THREE, LOTS 51 AND 52 ~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported this is for four 4-plex units and one 3-plex unit town home development behind the commercial lots on Holiday Road with access from Holiday Road by a private drive with adequate access for emergency vehicles. The 3-plex and two of the 4-plexes on the north side of the street will not have walk out basements and the two 4-plexes on the south side of the street will have walk out basements. Kessler noted the tree line was left intact and the landscaping blends more trees into the tree line and there is more landscaping around the townhomes. The units will have asphalt tile roofs, vinyl siding with brick accents on each side of the garages. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the PUD B Site Plan Bridgewater Subdivision, Part Three, Lots 51 and 52. Councilperson Tom Gill asked about commercial lot 49 to the north. Kessler responded Lot 49 is east of Montessori and it is under construction right now. Councilperson Bill Hoeft thanked the Engineering Department for keeping the Council posted on what is happening with the trees because the neighbors are concerned. Gross explained to Scout Ben Castor that this development is a prime example of how the Council tries to protect the environment by working with the developer to make sure as many trees as possible are preserved.

Mayor Pro-tem Mitch Gross declared this the time for a public hearing on a PUD B Site Plan for Bridgewater Subdivision, Part Three, Lots 51 and 52. There were no public or written comments. Gross closed the public hearing.

RESOLUTION NO. 2017-68

Resolution approving a PUD B Site Plan for Bridgewater Subdivision, Part Three, Lots 51 and 52, Coralville, Iowa was introduced by Dodds, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

570 1ST AVENUE ~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported this is a request from the property owner to change the land use to Mixed Use for the current site of the Laser Car Wash at 570 1st Avenue. The Planning & Zoning Commission voted 7-0 to recommend the Council amend the Land Use of 570 1st Avenue from

Corridor Commercial Use to Mixed Use. Councilperson Tom Gill asked about the next proposal to change the Land Use west of 1st Avenue between 5th Street and 6th Street from Corridor Commercial Use to Mixed Use. Gill asked if they changed 570 1st Avenue to Mixed Use do they need to change the surrounding area to Mixed Use in order to not have one isolated property with a different land use than the surrounding properties. Kessler responded you don't have to but that is the ideal situation and this is the reason Staff is requesting it to change all the properties to Mixed Use in the next item. Kessler explained he is doing Mr. Peterson's request to change 570 1st Avenue first because he requested it first and that is the reason for the City's request. Mayor Pro-tem Mitch Gross asked Kessler to explain the different Land Uses. Kessler explained Corridor Commercial Use only allows commercial uses for a property, while Mixed Use allows for multiple uses like commercial on the first floor and residential or offices on the above floors which is pretty typical in this area. Kessler showed a matrix from the Community Plan the acceptable type of uses allowed for each Land Use category. Councilperson Jill Dodds asked if Mixed Use has to include residential. Kessler responded it doesn't, but it does require more than one use. This means if you have just a commercial building on the lot now and something happened where over 60% of it was destroyed you would have to replace it with a mixed use building. Dodds asked if the current owners have to change their use to conform. Kessler responded they can continue their business as is because they will be grandfathered in.

Mayor Pro-tem Mitch Gross declared this the time for a public hearing on amending the Land Use of 570 1st Avenue from Corridor Commercial Use to Mixed Use. Scout Ben Castor of Troop 207 asked what the unfilled circles meant on the land use matrix shown earlier because they know the filled circles are the recommended uses. Kessler responded they indicate a land use that is secondary provisional to the overall function of the land use category, which means it is an allowed use but not a preferred use. There were no further public or written comments. Gross closed the public hearing.

After Ordinance No. 2017-1005 was read, Councilperson Bill Hoeft stated if they change this Land Use he would like to make certain something gets built there, since there have been several proposals in the past for this site. Councilperson Tom Gill asked if changing the land use will change taxes on the property. City Attorney Kevin Olson stated changing the use will not affect taxes.

ORDINANCE NO. 2017-1005 An ordinance amending the Coralville Community Plan to reflect certain property generally known as 570 1st Avenue, Coralville, Iowa to be designated as Mixed Use in place of Corridor Commercial Use, was introduced by Goodrich, seconded by Gill for 1st consideration. A roll call vote was taken. Motion carried.

200 6TH STREET; 590 1ST AVENUE; 550 1ST AVENUE; 504 1ST AVENUE; 103 5TH STREET; 105 5TH STREET; 115 5TH STREET; 112 5TH STREET PLACE; AND 508 1ST AVENUE ~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported this will change the land use to Mixed Use for properties located between 5th Street and 6th Street west of 1st Avenue. Kessler showed a plat of the area and the businesses currently on the lots. Kessler noted other properties south of 5th Street are already mixed use and a proposal for the southeast corner of E. 7th Street and 1st Avenue is also mixed use, so staff thinks it makes sense to change this area to mixed use at this time. The Planning & Zoning Commission voted 4-3 against having the Council amend the Land Use of 200 6th Street (Baymont Inn); 590 1st Avenue (Deli Mart); 550 1st Avenue (Burger King); 504 1st Avenue (City of Coralville); 103 5th Street (Brad Houser Building); 105 5th Street (McDonalds' Offices); 107 5TH Street (Johnnes/Houser); 115 5th Street (Hammer Medical); 112 5th Street Place and 508 1st Avenue (Asian Properties) from Corridor Commercial Use to Mixed Use.

Mayor Pro-tem Mitch Gross declared this the time for a public hearing on amending the Land Use of 200 6th Street (Baymont Inn); 590 1st Avenue (Deli Mart); 550 1st Avenue (Burger King); 504 1st Avenue (City of Coralville); 103 5th Street (Brad Houser Building); 105 5th Street (McDonalds' Offices); 107 5TH Street (Johnnes/Houser); 115 5th Street (Hammer Medical); 112 5th Street Place and 508 1st Avenue (Asian Properties) from Corridor Commercial Use to Mixed Use. Scout Ben Castor of Troop 207 asked how much of this area is commercial. Councilperson Laurie Goodrich responded all of it is currently commercial. There were no further public or written comments. Gross closed the public hearing.

After Ordinance No. 2017-1006 was read, Councilperson Tom Gill asked if all the property owners have been notified of the land use change. Building & Zoning Official Jim Kessler responded they all have been notified. Kessler stated only one property owner Mr. Houser had contacted him and to explained the land use change, but Houser did not indicate how he felt about the change. City Administrator Kelly Hayworth noted the property owner of 112 5th Street Place and 508 1st Avenue had a mixed use building plan approved earlier by the Council even though nothing ever happened. Councilperson Laurie Goodrich noted the Planning & Zoning Commission was concerned the property owners did not have enough time to respond, but that was on March 1st. Goodrich asked if anyone has submitted comments. Kessler responded they had not and City Clerk Thorsten J. Johnson noted he didn't receive any comments. Gross confirmed that any existing commercial building that has 60% of its assessed value destroyed will have to be rebuilt as Mixed Use. Mixed Use gives the owner the flexibility to add different types of commercial or residential uses to a development and currently only commercial uses are allowed. Councilperson Laurie Goodrich asked what type of remodel would require the building become Mixed Use. Kessler respond it would require a major remodel of up to 60% of the property's assessed value. Councilperson Tom Gill stated this is a logical change to the Land Use. Gross added he likes the idea of being able to add residential units to this area. Kessler noted right now there are a lot of small lots in this area, but it would make an ideal location for another major mixed use development like Old Town or the one on E. 7th Street and 1st Avenue. Dodds asked if this becomes affordable housing are their bus routes nearby. City Administrator Kelly Hayworth responded there are bus routes on 5th Street and 1st Avenue.

ORDINANCE NO. 2017-1006 An ordinance amending the Coralville Community Plan to reflect certain property generally known as 200 6th Street; 590 1st Avenue; 550 1st Avenue; 504 1st Avenue; 103 5th Street; 105 5th Street; 107 5th Street; 115 5th Street; 112 5th Street Place and 508 1st Avenue, Coralville, Iowa to be designated as Mixed Use in place of Corridor Commercial Use, was introduced by Hoefl, seconded by Gill for 1st consideration. A roll call vote was taken. Motion carried.

IOWA RIVER LANDING PART EIGHT ~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported this will rezone the lot that extends south of the Iowa River Power parking lot to the intersection of 1st Avenue and E. 7th Street and west of the southern extension of E. 2nd Avenue. It will include a 5 story, u-shaped, mixed use commercial and residential building with a five story parking structure in the center with access on the south side off of E. 2nd Avenue extension.. It will have 2,822 square feet of retail area and fitness center for the residents and general public. There will be 309 dwelling units broken down into 95 one bedroom, 132 two bedroom, 29 three bedroom and 53 four bedroom units. The parking ramp will have 469 parking spaces and there will be 23 parallel parking spaces along E. 7th Street and E. 2nd Avenue. The completion date is in 2019 and the building will be clad in brick, stone and hardi plank panels. The streetscape along E. 7th Street and E. 2nd Avenue extended will match the streetscape along IRL Place in front of Von Maur. Kessler showed the preliminary plat to the Council. Lot 1 will be the entire development and Outlot A will be the area south of E. 2nd Avenue extended. There are two courtyards in the middle of the building one will be greenspace and the other will have a swim pool in it. Kessler showed several elevations of the building, which has different window configurations to break up the look of the building. One section will have different colored brick than the other along E. 7th Street and staff worked hard with the developer to add definition to break up the look and add interest to the building which will be 380 feet long on 1st Avenue and 410 feet long on E. 7th Street. Councilperson Laurie Goodrich asked if renting by the bed very common. Kessler responded there are several buildings in Iowa City that rent out that way. The building will be 482,918 square feet and the parking ramp will be 139,990 square feet. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the rezoning for Iowa River Landing Part Eight from C-2, Arterial Commercial District and I-3, General Industrial District to C-PUD 1, Commercial Planned Unit Development One District, and the PUD A Site Plan. The rezoning and PUD A Site Plan were approved in February contingent on the building design and the building design was approved at the March meeting. It was not brought to the Council until everything was submitted and approved by the Planning & Zoning Commission.

Mayor Pro-tem Mitch Gross declared this the time for a Public hearing on a proposed rezoning for Iowa River Landing Part Eight from C-2, Arterial Commercial District and I-3, General Industrial District to C-PUD 1, Commercial Planned Unit Development One District, and the PUD A Site Plan. Miriam Timmer-Hackert asked if the light green on the plan represented grass between the sidewalk and the road.

Building & Zoning Official Jim Kessler responded yes and the road and streetscape of E. 7th Street will be improved to south of the E. 7th Street and E. 2nd Avenue intersection. Scout Ben Castor of Troop 207 asked where the money will come from for this building. Kessler responded it will come from the developer. Castor asked when the building will be completed. Kessler responded it will be completed in 2019. Councilperson Tom Gill asked what the total valuation will be. City Attorney Kevin Olson responded \$30 million and the total project cost is \$68 million by the developer. Gill thought this will be a good fit with all the athletic facilities along the river. There were no further public or written comments. Gross closed the public hearing.

Ordinance No. 2017-1004 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 Iowa River Landing Part Eight from C-2, Arterial Commercial District, and I-3, General Industrial, to C-PUD 1, Commercial Planned Unit Development One District, was introduced by Gross, seconded by Goodrich or 1st consideration. A roll call vote was taken. Motion carried.

RESOLUTION NO. 2017-69

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

BRIDGEWATER PART TWO

Building & Zoning Official Jim Kessler reported this plat includes the extension of Russell Slade Boulevard west to the point of intersection with the southern extension of High Country Road. There are 38 Single Family lots to the north of the Russell Slade Boulevard extension and 17 duplex lots to the south of Russell Slade Boulevard extension for a total count of 72 dwelling units in this development. The Planning & Zoning Commission voted 7-0 to recommend approval of the final plat for Bridgewater, Part Two.

RESOLUTION NO. 2017-70

Resolution approving the final plat for Bridgewater Part Two, Coralville Iowa was introduced by Gill, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

1ST AVENUE DUCT BANK PROJECT – 6TH STREET TO 9TH STREET

Asst. City Engineer Scott Larson reported one bid was submitted by K & W Electric last Wednesday for \$1,350,904.00, which is substantially above the engineer's estimate of \$881,303.00. 9 contractors received plans and specs and the plans and specs were delivered to the two largest plan rooms in the State that contractors are members of, so staff is disappointed to receive only one bid. The bidding climate is tough right now for this kind of work. It was noted this is for construction of a common underground duct bank along 1st Avenue for private utility facilities to relocate in anticipation of a street reconstruction project.

STORMWATER PUMP STATIONS 7 & 8 MODIFICATIONS PROJECT

RESOLUTION NO. 2017-71

It was noted this will modify two stormwater pump stations to protect vulnerable properties along Clear Creek; raise weir walls; add back-flow prevention; add back-up power and miscellaneous controls and gates. The public hearing will be April 11, 2017.

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Stormwater Pump Stations 7 & 8 Modifications Project was introduced by Dodds, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2017-72

It was noted this amendment compensates HR Green, Inc. for the design, construction administration, and resident engineering for the portion of 1st Street draining to Pump Station 8, and site access controls at both pump stations and is not to exceed \$16,000.00.

Resolution approving Amendment No. 3 to the Engineering Services Agreement with HR Green, Inc. for the Stormwater Pump Stations 7 and 8 Modifications was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

HIGHWAY 6 STREET LIGHTING FROM 22ND AVENUE TO CORAL RIDGE AVENUE

Streets & Solid Waste Superintendent Eric Fisher reported two bids were received March 8th and Terry Durin Co. submitted the low bid of \$143,067.86. This project will replace all the street lights along Highway 6 from 22nd Avenue to Coral Ridge Avenue with the same style and color of lights used for last year's replacement project on Highway 6 from Clear Creek Bridge to Hawkins Drive. Staff recommends awarding the contract to the low bid.

After the resolution was read, Councilperson Tom Gill noted all these lights will be LED and the City will save some money with them.

RESOLUTION NO. 2017-73

Resolution accepting bids and awarding the contract for the Highway 6 Street Lighting from 22nd Avenue to Coral Ridge Avenue was introduced by Hoeft, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2017-74

Resolution approving the contract and bond documents for the Highway 6 Street Lighting from 22nd Avenue to Coral Ridge Avenue was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

IOWA ECONOMIC DEVELOPMENT AUTHORITY CONTRACT AMENDMENT

After the resolution was read, City Administrator Kelly Hayworth noted this amendment changes the deadlines for financing of remaining components in the district and construction financing for the Arena, Iowa Fitness & Sports Performance Institute and Retail/Museum components to December 31, 2017.

RESOLUTION NO. 2017-75

Resolution approving Amendment No. 1 to Contract No. 16-RD-001 with the Iowa Economic Development Authority was introduced by Gill, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING SANITARY SEWER & ROADWAY GRADING PROJECT 2017

It was noted this Supplemental Agreement is for additional engineering design services for a new storm sewer along E. 7th Street from E. 2nd Avenue to Stormwater Pump Station No. 2 located at the south end of Quarry Road and is not to exceed \$13,540.00.

RESOLUTION NO. 2017-76

Resolution approving Supplemental Agreement No. 1 to the Engineering Services Agreement with HR Green, Inc. for the Iowa River Landing Sanitary Sewer & Roadway Grading Project 2017 was introduced by Dodds, seconded by Hoeft. A roll call vote was taken. Resolution declared adopted.

PROPERTY/LIABILITY/AUTO INSURANCE RENEWAL

Human Resource/Risk Manager Mike Funke reported the City received a very good premium renewal that will increase 1.17% from last year's, after you figure in the \$68,171.00 credit the City will receive. This falls well under the budgeted amount and staff recommends accepting the renewal premium. This renewal of the City's Property/Liability/Auto Insurance is effective April 1, 2017.

RESOLUTION NO. 2017-79

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

RESOLUTION NO. 2017-78

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 Hoeft, seconded by Gill. A roll call vote was taken, Resolution declared adopted

NORTH CORRIDOR ROTARY CLUB GRANT APPLICATION

After the resolution was read, Director of Parks & Recreation Sherri Proud reported staff has been working with the North Corridor Rotary Club as well as the Take a Kid Outdoors organization to build a timber framed shelter in Rotary Camp Park that is yet to be designed. This resolution supports the application by the North Corridor Rotary Club to the Washington County Riverboat Foundation in the amount of \$26,000.00 to go towards building and donating the shelter. The City is agreeing to let the shelter being built in the park.

RESOLUTION NO. 2017-79

Resolution of the City Council of the City of Coralville, Iowa approving the Application(s) for the purpose of receiving benefits from the Washington County Riverboat Foundation 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-bb inclusive:

- a) Approve minutes for the March 7, 2017 Coralville City Council Special Meeting.
- b) Approve Dance Hall License for the **American Legion Walter Johnson Post 721:** 04/01/2017-03/31/2018.
- c) Approve Dance Hall License for the **Brown Deer Golf Course:** 04/01/2017-03/31/2018.
- d) Approve Dance Hall License for the **Coralville Marriott Hotel and Conference Center:** 04/01/2017-03/31/2018.
- e) Approve **New** Class E Liquor License with Native Wine Permit and Sunday Sales for **Casey's General Store #2918:** Eff. 04/15.
- f) Approve **New** Class C Beer Permit for **Matt's Food Outlet and Discount Store:** Eff. 03/15.
- g) Approve Class C Liquor License with Sunday Sales with Outdoor Service and Sunday Sales for **Brown Deer Golf Course:** Eff. 04/12.
- h) Approve payment to **Terracon Consultants, Inc.** for:
 - i) Clear Creek South Floodwall Phase 2 (#T878755) \$1,742.75
 - ii) Hawk-I Remedial Monitoring (#T880303) \$9,824.55
 - iii) Serano Property Soil Management 215 9th St. (#T880268) \$2,411.25
 - iv) 725 & 755 E. 2nd Ave Haz Mat (#T876963) \$3,383.65
- i) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) 10th Street Tower Verizon Antenna Installation (#1) \$513.00
 - ii) Water Treatment Facility Improvements General Services (#1) \$9,800.00
 - iii) Water Treatment Facility Improvements Printing (#1) \$5,754.12
 - iv) Wastewater Treatment Plant Improvements (#26) \$57,600.00

- j) Approve payment to **HR Green, Inc.** for:
 - i) 1st Avenue Improvements – 6th Street to 9th Street (#110236) \$64,572.65
 - ii) Stormwater Pump Stations 7 and 8 Modifications(#110201) \$10,529.23
 - iii) IRL Sanitary Sewers & Roads (#110210) \$5,109.65
 - iv) 1st Avenue Duct Bank (#110237) \$1,119.00
 - v) Clear Creek South Floodwall Phase 2 (#110199) \$20,243.06
 - vi) Coral Ridge Avenue Phase 2 – Design (#110216) \$11,903.50
- k) Approve payment to **Felsburg, Holt & Ullevig** for MS4 Support: Good Housekeeping & Pollution Prevention (#17496): \$9,849.91.
- l) Approve payment to **Bolton & Menk** for Oakdale Boulevard Roadway Embankment Repair at Muddy Creek (#0200040): \$861.80.
- m) Approve payment to **Creative Software Services, Inc.** for Permit Software (#14464): \$398.70.
- n) Approve payment to **Snyder & Associates, Inc.** for Clear Creek Trail Phases 6 & 7(#116.0957.08-4): \$4,233.03.
- o) Approve payment to **Lynch Ford – Mt. Vernon, Inc.** for Marriott Hotel & Conference FF&E Invoice for Van wrap for previously approved van purchase (#0020978): \$4,517.50.
- p) Approve payment to **Coralville Marriott Hotel & Conference Center** for FF&E Invoices of:
 - i) Nelson Electric Co. for ABB Report Mechanical Repairs reimbursement (P.O. #09312016EN) \$1,490.80
 - ii) Windsor (Karcher North America) for iCapsol Mini Carpet Cleaner (P.O. #11112016HKA) \$1,553.33
 - iii) Windsor (Karcher North America) for Floor Scrubber (P.O. #11112016HKB) \$3,593.37
 - iv) Windsor (Karcher North America) for Carpet Extraction Machine (P.O. #11112016HKC) \$2,077.32
 - v) Nelson Electric Co. for ABB Report Mechanical Repairs reimbursement (P.O. #12312016) \$2,784.39
 - vi) Tim Hildreth Company, Inc. for RBI Boiler and Materials for installation (P.O. 04202016EN) \$24,248.00
 - vii) Hobart Service for Food Prep Conveyor (P.O. #11292016KT) \$9,610.63
 - viii) PoolCo USA for Spa Boiler (P.O. #1232017ENG) \$2,255.00
- q) Approve payment to **Modern Piping Service Division** for Marriott Hotel & Conference FF&E Invoices for:
 - i) ABB Report Mechanical Repairs (P.O. #09312016EN): \$27,057.00
 - ii) ABB Report Mechanical Repairs (P.O. #12312016): \$39,959.00
- r) Approve payment to **AAA Mechanical Inc.** for Marriott Hotel & Conference FF&E Invoices for HVAC Rooftop Unit Repairs (P.O. #10212016EN): \$6,415.19.
- s) Approve payment of Iowa River Landing Development Invoice as approved by OliverMcMillan, Inc. to **HR Green, Inc.** for:
 - i) Iowa River Landing East 2nd Avenue (#110209) \$146.30
 - ii) Iowa River Landing Rail Alignment Study (#110213) \$8,172.00
- t) Approve payment to **Drury Development Corporation** for reimbursement of City share (50%) of Drury Ramp Structural Review by Walker Parking Consultants (#1): \$3,092.50.
- u) Approve payment to **Ever-Green Energy, Inc.** for Iowa River Landing Energy Master Plan Development (#942): \$17,367.00.
- v) Approve payment to **Braun Intertec** for Iowa River Landing Geotechnical Investigation (#B087232): \$4,841.00.
- w) Approve a Proposal for 2017 Construction Observation and Materials Testing Services (concrete, unit price list) from **Shive-Hattery, Inc.**
- x) Approve a Proposal for 2017 Construction Observation and Material Testing Service (Soils, unit price list) from **Terracon Consultants, Inc.**
- y) Approve attendance of John A. Lundell to the Iowa City Area Chamber of Commerce Washington D.C. Trip from April 24-26, 2017: \$938.18.
- z) Approve attendance of Kelly J. Hayworth to the Iowa City Area Chamber of Commerce Washington D.C. Trip from April 24-26, 2017: \$938.18.

- aa)** Approve naming the single track trails south of Highway 6 in Coralville the Woodpecker Single Track Trails.
- bb)** Approve Bill List for March 28, 2017.

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

City Administrator Kelly Hayworth welcomed Scouts Clay, Alex and Ben from Boy Scout Troop 207 who are working on their Citizenship for Community Merit Badge. Hayworth reported the 4th Fest Basket Auction will be Saturday, April 8th at Brown Deer Clubhouse from 4:30 P.M. to 8:00 P.M. Hayworth encouraged everyone to come out and he noted the committee has done a great job collecting a variety of baskets including one with a kayak and another has meeting rooms. All proceeds will support the 4th Fest Free Concert, Parade and Fireworks. Hayworth announced Bill Clarahan has been selected to be the new Police Lieutenant and Jeremy Sutton will be the new Police Sergeant, which means the Police Department is now down two officers. They will begin the selection process for new officers very soon.

Mayor Pro-tem Mitch Gross congratulated Police Lieutenant Bill Clarahan and Police Sergeant Jeremy Sutton on their promotions. Gross noted he addressed the Conference of Iowa Athletic Directors at the Marriott. Gross asked if a date has been set for the Employee Appreciation Dinner. City Administrator Kelly Hayworth responded the Employee Appreciation Dinner is every two years and this year they will have a luncheon that has not been scheduled yet. Gross asked City Attorney Kevin Olson what the new minimum wage legislation passed by State means for Johnson County and Coralville. Olson responded the new law means county and local governments cannot pass any minimum wage ordinances that differ from State Law. Gross asked when it is effective. Olson didn't know if it was effective immediately or on July 1st, but he will check into it. Gross noted the State is making businesses decide if they will keep the now revoked Johnson County minimum wage of \$10.10 for their employees or if they will lower it to the State minimum wage of \$7.25. Olson added the State did not change the minimum wage from \$7.25.

City Attorney Don Diehl congratulated the West High Boys' Basketball Team on winning the State Championship. Diehl welcomed the Scouts and told them not to be misled by how quickly and easily things go, because a lot is discussed during Work Sessions like the one that will follow this meeting.

Councilperson Laurie Goodrich reported the Parks & Recreation Commission met and recommended naming the single track trails south of Highway 6 in Coralville the Woodpecker Single Track Trails, which the Council approved tonight, and she encouraged everyone to visit the area.

Councilperson Jill Dodds noted she will attend the MPOJC meeting tomorrow night and she will have a report next meeting.

Councilperson Tom Gill noted he will also attend the MPOJC meeting tomorrow night and Councilperson Jill Dodds will give the report next meeting.

Councilperson Bill Hoeft congratulated Police Lieutenant Bill Clarahan and Police Sergeant Jeremy Sutton on their promotions and complimented Police Chief Shane Kron on choosing two upstanding guys. Hoeft offered everyone the opportunity to purchase \$15.00 Subway gift certificates/coupons from his son to benefit the West High Football Team. Hoeft encouraged Scout Ben Castor to visit the Library to look at the Coralville Community Plan, since he seemed interested in the subject. Castor encouraged everyone to purchase West High Subway cards.

Motion by Goodrich, seconded by Hoeft to adjourn at 7:52 P.M. Motion carried.

Mitch Gross, Mayor Pro-tem

Thorsten J. Johnson, City Clerk