

**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, April 23, 2019 with Mayor John A. Lundell 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, Goodrich. Absent: Gross.

The following staff was present: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Assistant City Administrator Ellen Habel; Asst. City Engineer Scott Larson; Building & Zoning Official Jim Kessler; Police Chief Shane Kron; Director of Parking and Transportation Vicky Robrock; Director of Parks & Recreation Sherri Proud; Associate Project Coordinator Nicky Beurivage; Communications Specialist Jon Hines; 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.

Mayor John A. Lundell proclaimed April 27, 2019 as "Arbor Day." Director of Parks & Recreation Sherri Proud accepted the proclamation and thanked the Mayor and Council. Proud explained the proclamation is part of the City's Trees USA campaign. Coralville has been named a "Tree City USA" for 27 years and Josh Worrell from the Parks Department was recently named "Professional of the Year" by the Iowa Tree Council. Proud stated they are excited about the work planting, taking care of trees and taking care of invasive species. They are in the process of completing Phase 1 of the Woodland Restoration Project. The City received a "Trees Please" grant; a "Trees for Kids" grant and a REAP grant allowing the City to plant around 290 trees this year and the City will also replace Ash trees, streetscape trees and memorial trees out of their budget for a total of 330 to 340 trees.

Board Member Keith Jones with the Coralville Community Food Pantry gave a report during Citizen comments. Jones stated in March the Food Pantry served 834 family visits that included 348 families and 1,510 individuals and they distributed 33,552 pounds of food which is more than in January and February. Jones reported Councilperson Meghann Foster and he emceed the Food Pantry's 10th Annual "Music for Meals" event at North Ridge Pavilion on April 12th and raised \$6,500.00 net profit, which is double last year's event. Jones thanked the City for supporting the Food Pantry with funding for Fiscal Years 2020 and 2021.

FISCAL YEAR 2020 IOWA DOT CONSOLIDATED TRANSIT FUNDING GRANT APPLICATION ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on the City of Coralville Fiscal Year 2020 Iowa Department of Transportation Consolidated Transit Funding Application. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2019-60

Resolution authorizing the filing of an Application with the Iowa Department of Transportation for Fiscal Year 2020 Iowa DOT State Transit Assistance and Federal Transit Administration Funding was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

LOT 1, CROSSING COMMONS, PART TWO (COMMONS AT ENGLISH GLYNN) ~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported this is located between Vintage Coop and the Southgate mixed-use building on Kennedy Parkway and is for Commons at English Glynn a three-story assisted

living facility with 56 assisted living units and 20 memory care units. The building is an odd shape because it follows the outline of the lot and takes up most of it. The developer and City saved most of the trees on the lot. The parking lot is on the west side of the building with the main entrance on the north end near the back. The driveway enters from Kennedy Parkway and exits on the northside of the parking lot into the Vintage Coop parking lot and out on Vintage Drive. Since a Fire Truck cannot get to the back of the building Fire Stand Pipes and sidewalks are located along the perimeter of the building. There is underground parking for 31 vehicles and surface parking for 26 vehicles. Building materials consist of brick with composite siding and asphalt roof shingles. Kessler showed the Council elevations of the building. The wall on the eastside of the parking garage is broken up with darkened windows at the City's request. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the PUD-B Site Plan for Lot 1, Crossing Commons, Part Two.

Lundell declared this time for a public hearing on the PUD-B Site Plan for Lot 1, Crossing Commons, Part Two. Consulting Engineer Eric Cannon with Snyder & Associates offered to answer any questions the and he enjoyed working with City Staff on storm water issues and saving the trees on this challenging site. Lundell thanked Cannon for cooperating with the Staff. President Richard Johns from Vintage Coop's Board of Directors noted their facility to the west consists of 59 independent living units occupied by 90 residents. Many of the owners bought their units hoping for a facility like this one. They already lost two residents who needed assisted living care and if this facility had existed, they would have had a much easier transition. All the residents of Vintage Coop approve of this development and are anxious for it to be built. There were no further public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2019-61

Resolution approving the PUD-B Site Plan for Lot 1, Crossing Commons, Part Two, Coralville, Iowa was introduced by Dodds, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

LOT 3, RIVERVIEW PLAZA – PART TWO ~ PUBLIC HEARING

Kessler reported this is for the third phase of the Riverview Plaza Development and includes a 45-unit, four-story, multi-family residential building with ground parking on the first level. This building differs from the first two buildings of the development because it is not mixed use and it looks a little different architecturally but it still has the same building materials. It has 27 one-bedroom, 22 two-bedroom and 6 three-bedroom units. The ground floor parking has darkened windows. The Planning & Zoning Commission voted 7-0 to recommend the City Council approve the PUD-B Site Plan for Lot 3, Riverview Plaza – Part Two.

Lundell declared this the time for a public hearing on the PUD-B Site Plan for Lot 3, Riverview Plaza – Part Two. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2019-62

Resolution approving the PUD-B Site Plan for Lot 3, Riverview Plaza – Part Two, Coralville, Iowa was introduced by Dodds, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

LOT 2, IOWA RIVER LANDING, PART NINE ~ PUBLIC HEARING

Kessler reported this amendment will add a sixth floor with 15 additional units to the Staybridge Hotel attached to the Iowa Arena but the exterior will look the same. The Planning & Zoning Commission voted 6-1 to recommend the City Council approve the PUD-B Site Plan for Lot 2, Iowa River Landing, Part Nine.

Lundell declared this the time for a public hearing on the Amended PUD-B Site Plan for Lot 2, Iowa River Landing, Part Nine. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2019-63

Resolution approving the Amended PUD-B Site Plan for Lot 2, Iowa River Landing, Part Nine, Coralville, Iowa was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING PARKVIEW ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on proposal to sell an approximate 1.02-acre portion of Outlot B, Iowa River Landing, Part Five, Coralville, Iowa. There were no public or written comments. Lundell closed the public hearing.

ORDINANCE NO. 2019-1003 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 Auditor's Parcel 2018111; Part of Outlot B, Iowa River Landing, Part 5; and Part of Outlot C, Coralville Hotel & Convention Center First Addition from C-2, Arterial Commercial District, to R-PUD 1, Residential Planned Unit Development One District, was introduced by Foster, seconded by Goodrich for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

RESOLUTION NO. 2019-64

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

RESOLUTION NO. 2019-65

Resolution approving the Final Plat for Plat 1, Iowa River Landing Parkview, Coralville, Iowa was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-66

Resolution approving the PUD-A Site Plan for Iowa River Landing Parkview, Coralville, Iowa was introduced by Goodrich, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

LOT 1, CEDARS FOURTH ADDITION

ORDINANCE NO. 2019-1002 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 Lot 1, Cedars Fourth Addition from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Foster, seconded by Goodrich for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

RESOLUTION NO. 2019-67

Resolution approving the PUD B Site Plan for Lot 1, Cedars Fourth Addition, Coralville, Iowa was introduced by Gill, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

REDHAWK

ORDINANCE NO. 2019-1004 An ordinance amending the Coralville Community Plan to reflect certain property generally known as a 22.91-acre portion of SE ¼ - SW ¼ Section 24-T80N-R7W, Coralville, Iowa to be designated as Medium Density Residential Use in place of Corridor Commercial Use, was introduced by Dodds, seconded by Goodrich for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

MULTIPLE PROPERTIES LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CORALVILLE SOUTH OF I-80, WEST OF 1ST AVENUE, NORTH OF 5TH STREET AND EAST OF 20TH AVENUE PLACE

After the ordinance was read, Councilperson Tom Gill thanked City Staff for all the work they put into this and that is will be a great thing for the older section of town.

ORDINANCE NO. 2019-1005 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 multiple properties South of I-80, West of 1st Avenue, North of 5th Street and East of 20th Avenue Place; from R-2, Two Family Residential District, to R-1, Single Family Residential District; from R-3, Mixed Housing Residential District, to R-1, Single Family Residential District; and from R-3, Mixed Housing Residential District, to R-2, Two Family Residential District, was introduced by Goodrich, seconded by Dodds for 3rd and final consideration as amended. A roll call vote was taken. Ordinance declared adopted as amended after its publication as required by law.

BROWN DEER #4 LIFT STATION CONTROL BUILDING

Wastewater Superintendent David Clark reported this replaces the lift station control building that is deteriorating. Three requests for quotes were sent and two quotes were received. Clark recommended the Council approve the low bid of \$21,913.00 from Morton Buildings, Inc.

RESOLUTION NO. 2019-68

Resolution accepting quotation and awarding a Construction Proposal and Building Site Specifications with Morton Buildings, Inc. for the replacement of the Brown Deer #4 Lift Station Control Building was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

CORALVILLE MARRIOTT HOTEL & CONFERENCE CENTER REMODEL PHASE I

Motion by Dodds, seconded by Foster to approve Pay Application #3 to M.A. Mortenson Company for the Coralville Marriott Hotel & Conference Remodel Phase I: \$162,568.90. Motion carried.

After the resolution was read, City Administrator Kelly Hayworth thanked Asst. City Administrator Ellen Habel for taking the lead on this project and getting it to where they only have to get a little more furniture for completion. Lundell added it looks outstanding. The retainage to be paid in 30 days is \$84,473.38.

RESOLUTION NO. 2019-69

Resolution accepting the Coralville Marriott Hotel & Conference Center Remodel Phase I as substantially completed was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

WEST LAND USE CONNECTION FEES

RESOLUTION NO. 2019-70

Resolution acknowledging payment in full of West Coralville Connection Fees for Lots 11, 12 and 13, Coral Crossing Seventh Addition and Lot 1, Encompass Addition, Coralville, Iowa was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

PLANNED EQUIPMENT MAINTENANCE AGREEMENT

Lundell note the total five-year agreement amount is not to exceed \$177,534.36.

RESOLUTION NO. 2019-71

Resolution approving a Planned Equipment Maintenance Agreement with Cummins, Inc. for Storm Water and Wastewater System Generators was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING – E. 2ND AVENUE UTILITY IMPROVEMENTS 2019

Lundell noted this agreement is not to exceed \$68,500.00.

RESOLUTION NO. 2019-72

Resolution approving an Engineering Services Agreement with HR Green, Inc. for Iowa River Landing – E. 2nd Avenue Utility Improvements 2019 was introduced by Gill, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

XTREAM ARENA PROJECT

Lundell noted this supplemental agreement is not to exceed \$6,850.00.

RESOLUTION NO. 2019-73

Resolution approving Supplemental Agreement No. 2 with Shive-Hattery, Inc. for the Xtream Arena Project was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the April 9, 2019 Coralville City Council Regular Meeting.
- b) Approve **new** 5-day Class B Beer Permit for **The Chrome Horse Slophouse & Saloon**: Eff. 05/01. (For McGrath Hawkeye Harley Davidson event)
- c) Approve **new** Class C Liquor License with Outdoor Service and Sunday Sales for **La Vecina**: Eff. 04/22.
- d) Approve **new** Outdoor Service for **Guild** Class C Liquor License.
- e) Approve **new** Class C Liquor License with Outdoor Service and Sunday Sales for **Super Taco Express**: Eff. 05/01.
- f) Approve Class B Beer Permit with Outdoor Service and Sunday Sales for **Coralville Creekside Ballpark**: Eff. 05/12.
- g) Approve Class C Beer Permit with Class B Wine Permit, Fills and Sells Growlers, and Sunday Sales for **New Pioneer Food Co-op**: Eff. 05/14.
- h) Approve Special Class C Liquor License with Class B Wine Permit and Sunday Sales for **Winestyles Tasting Station**: Eff. 05/19.
- i) Approve payment to **Four Winds Interactive, LLC** for the Coralville Marriott Redesign Project Phase 1 for Professional Services (#SIN194314): \$305.00.
- j) Approve payment to **Iowa City Area Development (ICAD) Group** for Fiscal Year 2018 Public Investment Contribution (#5994): \$75,000.00.
- k) Approve payment to **Coralville Marriott Hotel & Conference Center** for FF&E Brown Deer Golf Club invoice from 7G Distributing for a Glycol Unit Pump (P.O. #BD01152019): \$2,043.00.
- l) Approve payment to **Coralville Marriott Hotel & Conference Center** for FF&E invoice from Standard Bearings – Cedar Rapids for domestic hot water mixing valve (#03012019ENG): \$3,214.42.
- m) Approve payment to **Pipe Pro** for Coralville Marriott Hotel and Conference Center to replace 1/2HP motor blower wheel assembly and gas valve assembly on logic convection oven (P.O. #02122019KIT): \$1,684.20.

- n) Approve payment to **Southern Aluminum** for front and back bars for the Coralville Marriott Redesign Project (#138618): \$61,398.60.
- o) Approve payment to **SICO America, Inc.** for a modular stage for the Coralville Marriott Redesign Project (#3003536); \$55,747.16.
- p) Approve payment to **Peterson Contractors, Inc.** for stockpile removal at 750 Camp Cardinal Blvd. for the Wastewater Treatment Plant Improvements (#J7738-2): \$22,964.77.
- q) Approve payment to **DeLong Construction, Inc.** for IRL Construction Access Roads (#1717): \$24,301.14.
- r) Approve payment to **HR Green, Inc.** for:
 - i) Iowa River Landing – E. 2nd Avenue Utility Improvements (#125464) \$11,864.75
 - ii) Iowa River Landing Sanitary & Grading Project 2017 (#125467) \$13,444.25
 - iii) 1st Avenue Improvements – 6th St. to 9th St. (#125465) \$8,080.84
 - iv) Iowa River Landing Storm Water Design Review & Misc. (#125451) \$4,317.19
 - v) 1st Street Contamination – Peterson Salvage (#125390) \$740.50
 - vi) Interior Drainage Modeling – PS1 (#125391) \$4,288.92
 - vii) Flood Operations Manual (#125389) \$12,853.34
 - viii) I-80/1st Avenue Interchange Final Design Phase 1 (#124986) \$78,170.68
 - ix) I-80/1st Avenue Interchange Final Design Phase 1 (#123780) \$50,337.02
- s) Approve payment to **Terracon Consultants, Inc.** for:
 - i) Wastewater Treatment Plant Improvements (#TB83818) \$1,318.00
 - ii) CenturyLink LSI (#TB80289) \$1,512.50
- t) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) North Central Sewer Capacity Evaluation (#1) \$4,395.72
 - ii) Hwy 6 & I-80 Water Main Relocation (#3) \$4,914.48
 - iii) Oakdale Sewer Manhole Inspection (#3) \$348.00
 - iv) Wastewater Treatment Plant Impr. 2017 – Resident Review (#10) \$16,738.48
 - v) Wastewater Treatment Plant Impr. 2017 – Gen. Services (#12) \$16,200.00
- u) Approve payment to **Soil-Tek (TB LLC)** for hydro seeding on Drury hillside behind Perkins (#93243): \$730.80.
- v) Approve payment to **Flashing Thunder Fireworks by Midnight Rainbows** for fireworks (#2019-005): \$19,279.28.
- w) Approve payment to **Ferguson Waterworks #2516** for water meter radio transmitters (#0317550): \$42,000.00.
- x) Approve Pay Estimate #13 to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements Phase 2: \$128,096.00.
- y) Approve Pay Estimate #12 to **Langman Construction** for 1st Avenue Improvements – 6th St. to 9th St.: \$294,620.41.
- z) Approve the purchase from **Gillig, LLC, Livermore, CA** per Iowa Department of Transportation Purchasing Contract of one 40' low-floor, heavy duty transit bus to replace a 1999 Gillig Phantom: Not to exceed \$475,000.00.
- aa) Approve quote and payment from **TruGreen** for the Emerald Ash Borer Insecticide Treatment for 181 Ash Trees in streetscapes, parks and at Brown Deer Golf Club: \$11,819.50.
- bb) Approve attendance of Ellen Habel to the ICMA Midwest Regional Conference in Evanston, IL from May 5-8, 2019: \$1,294.67.
- cc) Approve attendance of Kelly Hayworth to the ICSC RECon 2019 in Las Vegas, NV from May 18-22, 2019: \$2,382.84.
- dd) Approve attendance of John Weihe to the ICSC RECon 2019 in Las Vegas, NV from May 18-22, 2019: \$1,734.24.
- ee) Approve Bill List for April 23, 2019.

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

Asst. City Engineer Scott Larson gave the Road Reconstruction Report. Larson started with the work on 1st Avenue. Most work has been on the east side doing sidewalks, brick paver banding, finishing up the

street light pole bases, installing street light poles and pouring sidewalk connections. They hope to see more progress on the center medians at the 6th Street and 1st Avenue intersection tomorrow or Thursday. They are waiting for the railroad's contractor to finish up some work on their signal bases For Coral Ridge Avenue most of the work has been done on the east side. They have been excavating the storm water bio-retention cells. They are close to having the last of the light pole bases installed and the poles should be going up soon. They have been working on the center median. The rain has slowed down the hand work concrete pours at the intersections but they will be working on them the rest of the week. On Clear Creek Trail some trail sections were poured extending the trail from the end of the existing trail east of Deer Creek Road to several hundred feet west of Deer Creek Road. They should have the trail poured to Clear Creek Ballpark by the end of the week but it won't be opened until they can get it backfilled and seeded. Lundell asked if there will be any relief with northbound traffic on Coral Ridge Avenue where people wait to make left turns at Forevergreen Road. Larson responded it will be in mid-May when they can shift traffic lanes. On 1st Avenue they want to finish the back of curb work like sidewalks, lighting and tree planting on the north end near Perkins and then work their way south moving pylons out of the roadway as they go, so traffic can flair out to both northbound lanes sooner.

City Administrator Hayworth reminded residents the "City-wide Garage Sales" are May 4th; "Mayor's Cleanup Week" is May 6th – 10th; "Shred Day" is May 11th and "Swap Day" is May 11th.

Mayor John A. Lundell asked for a summary of the Property Tax legislation being considered by the State. Hayworth reported the State Senate Bill will cap the City's budget at 2% property tax growth in dollars but it will allow a larger budget if the Council goes through a public hearing process and approves the larger budget with a 2/3rds vote. It keeps the \$8.10 levy cap for the general fund and the levies for benefits, transit and others. The Senate could debate the bill anytime starting this afternoon until the end of the session. Hayworth added the legislature is concerned about a lack of transparency with the budget, but Coralville does reach out to the public through social media, CoralVision, radio and newsletters and he doesn't see many more opportunities to be transparent. Lundell reported the Drury Hotel will have an official ribbon cutting May 20th and Ethen Allen will have an Open House this Saturday.

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

Councilmember Meghann Foster had nothing to report.

Councilmember Tom Gill asked people to drive safely now that kids, bicyclists and pedestrians are out.

Councilmember Jill Dodds reported the Parks & Recreation Commission toured the Brown Deer Golf Course looking at different areas needing improvements and she encouraged everyone to go out there and golf. Dodds reported she being contacted by residents about trash at the recycling drop off and she asked people to stop and help keep the area cleaner.

Councilmember Laurie Goodrich reported the *Scarlet Pimpernel* will be performed at the Coralville Center for the Performing Arts on May 3rd and 4th starting at 7:30 PM. *Newsies* will be there May 6th.

City Clerk Thorsten J. Johnson had nothing to report.

Motion by Gill, seconded by Goodrich to adjourn at 7:20 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk