

**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 24, 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: Foster, Gill, Dodds, Goodrich. Absent: Gross.

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; Parks Superintendent Alex Buhmeyer; 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.

There were no citizen comments.

Mayor John A. Lundell proclaimed April 27, 2018 as "Arbor Day." Parks Superintendent Alex Buhmeyer accepted the proclamation and thanked the Mayor and Council. Buhmeyer noted this will be the 26th year Coralville has been recognized as a "Tree City USA" and Coralville received it's second "Growth Award" for attaining a higher level of excellence in their forestry program. The City has maintained this additional designation through partnerships, public outreach and community participation. Buhmeyer thanked his staff for their hard work in maintaining the urban forest. The City will be celebrating Arbor Day on May 10th at the "Best Day Ever" event in Altmaier Family Park with Northwest Jr. High 7th Grade Students with a large-scale tree planting in partnership with the IDNR.

DEVELOPMENT AGREEMENT ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on a Development Agreement with CIVCO Medical Instruments, Inc. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-69

Resolution approving the Development Agreement to CIVCO Medical Instruments, Inc. was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

PART II CORAL RIDGE MALL ~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported this is for the creation of an outside entrance to a shoe store at the Coral Ridge Mall at the former Country Buffet to the Build a Bear sites and include the stores along the east half of the aisleway that lead to the former Sears entrance. The store plans to be open sometimes when the mall is closed and the mall will not allow people in its public entrances when it is closed, so the shoe store needs a separate outside entrance. Kessler showed drawings of the new entrance and outside landscaping. The Planning & Zoning Commission voted 6-0 to recommend approval of the amended PUD-B Site Plan for Part II Coral Ridge Avenue.

Lundell declared this the time for a public hearing on an amended PUD-B Site Plan for Part II Coral Ridge Mall. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-70

Resolution approving the amended PUD-B Site Plan for Part II Coral Ridge Mall, Coralville, Iowa was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RIVERVIEW PLAZA, PART TWO ~ PUBLIC HEARING

Kessler reported this adds the Lebeda Mattress building site to the Riverview Plaza site which will add 3,059 sq. ft. to the building north of the 1st building in Riverview Plaza and it will enhance and add ground to the courtyard between them. This will increase retail area on the first floor and by about 1,200 sq. ft. and give the building 51 residential units on the three upper floors. The design and materials will be the same as the first building to the south. The Planning & Zoning Commission voted 6-0 to recommend approval of the rezoning, amended PUD-A Site Plan, amended PUD-B Site Plan, and amended Preliminary and Final Plats for Riverview Plaza, Part Two.

Lundell declared this the time for a public hearing on re-zoning Riverview Plaza, Part Two from C-2 to C-PUD 1, and an amended PUD-A Site Plan. Adam Hahn with the Watts Group representing Riverview Plaza stated they are excited about adding Lebeda to Briskey Cabinets, Randy's Carpet Outlet, and Hawkeye Ready mix which make up Riverview Plaza. Hahn offered to answer any questions. There were no public or written comments. Lundell closed the public hearing.

After the ordinance was read, City Administrator Kelly Hayworth reminded the Council the City is providing \$50,000.00 in assistance to acquire land along the road to the north in order to make it a two-way road instead of a confusing alleyway. Councilperson Tom Gill thought it was great they acquired the last part of that block to redevelop. Hahn added Lebeda will be the first commercial tenant on the south-end of the first floor.

ORDINANCE NO. 2018-1008 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 Part Two from C-2, Arterial Commercial District, to C-PUD 1, Commercial Planned Unit Development One District, was introduced by Dodds, seconded by Foster for 1st consideration. A roll call vote was taken. Motion carried.

RIDGEVIEW PARTS 1 TO 3

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 to 3 from R-3, Mixed Housing Residential District, and C-PUD, Commercial Planned Unit Development District, to R-PUD 1, Residential 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.

After the resolution was read, Gill noted this development is almost a community and it is well planned thanks to all the work they put into the West Land Use Plan.

RESOLUTION NO. 2018-71

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

TWO PARCELS TO BE ADDED TO CORAL CROSSING PARTS 6 & 7

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 the Unit Development One District, was introduced nu Gill, 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. 2018-72

Resolution approving the amended PUD-A Site Plan for Coral Crossing Parts 6 & 7, Coralville, Iowa was introduced by Dodds, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

BONDS

RESOLUTION NO. 2018-73

Director of Finance Tony Roetlin noted Item a is for financing the purchase of the first-floor retail space in Iowa River Landing Building G.

After the resolution was read, Councilperson Jill Dodds noted she is opposed to the City owning commercial property and she will vote no.

Resolution authorizing and approving the execution and delivery of various documents and taking actions in connection with the acquisition, construction, improving and financing of a retail building and related improvements in the Iowa River Landing, including authorizing the execution and delivery of a First Amendment to Lease Purchase Agreement and a First Supplemental Trust Agreement and related documents; authorizing the issuance and approving the sale of the Series 2018G Certificate; providing for collection of taxes to pay Base Lease Payments under the Lease Purchase Agreement; and related matters was introduced by Goodrich, seconded by Foster. A roll call vote was taken Ayes: Gill, Goodrich, Foster. Nays: Dodds. Absent: Gross. Resolution declared adopted.

RESOLUTION NO. 2018-74

Roetlin noted this is for financing of street projects, economic development projects in the Mall/Hwy 6 TIF Areas, flood mitigation project along Clear Creek and some refinancing. Roetlin added this will be the first of several annual borrowings for the non-grant portion of the 1st Avenue Improvements Project, 6th Street to 9th Street and it will be the first of two borrowings for the Coral Ridge Avenue Improvements, Phase 2. The public hearing will be May 8, 2018.

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

FISCAL YEAR 2018 BUDGET AMENDMENT

Roetlin noted this is to amend the Fiscal Year 2018 Budget for revenues and expenditures and it will have a net value of \$0 which is not the result of operational cost overruns. The public hearing will be May 8, 2018.

RESOLUTION NO. 2018-75

Resolution setting a public hearing on the Fiscal Year 2018 Budget Amendment was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

PARKING REGULATIONS

ORDINANCE NO. 2018-1005 An ordinance amending Chapter 69 of the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding Parking Regulations, was introduced by Dodds, seconded by Gill for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

WIRELESS FACILITIES SITING

ORDINANCE NO. 2018-1006 an ordinance amending Chapter 161 of the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding wireless siting regulations, was introduced by Goodrich, seconded by Foster for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

STORM WATER RATES AND FEES

ORDINANCE NO. 2018-1007 an ordinance amending Chapter 102 of the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding Storm Water Rates, was introduced by Foster, seconded by Goodrich for 2nd consideration. A roll call vote was taken. Motion carried.

HOUSING TRUST FUND OF JOHNSON COUNTY

RESOLUTION NO. 2018-76

Resolution approving a Loan Agreement and Promissory Note with the Housing Trust Fund of Johnson County for the City of Coralville Owner-Occupied Rehabilitation initiative was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the April 10, 2018 Coralville City Council Regular Meeting.
- b) Approve **new** temporary Outdoor Service for **Guild**: Eff. 4/29. (For the CRANDIC Race.)
- c) Approve Class B Beer Permit with Outdoor Service and Sunday Sales for **Coralville Creekside Ballpark**: Eff. 05/12.
- d) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Hunan Chinese Restaurant**: Eff. 05/17.
- e) Approve Special Class C Liquor License with Class B Wine Permit and Sunday Sales for **Winestyles Tasting Station**: Eff. 05/19.
- f) Approve Special Class C Liquor License (Beer/Wine) with Class B Wine Permit, Outdoor Service and Sunday Sales for **Noodles & Company**: Eff. 05/20.
- g) Approve payment to **Stafford Sports, LLC** for Iowa Arena and Performance Center Consulting and Administrative Fees and reimbursable expenses (#040218-01): \$27,060.88.
- h) Approve payment to **Nutri-Ject Systems, Inc.** for:
 - i) Biosolids transferred and land applied at the WWTP (#6769) \$11,115.00
 - ii) WWTP lagoon survey and sampling (#6756) \$1,960.00
 - iii) WWTP lagoon survey and sampling (#6759) \$2,800.00
- i) Approve payment to **Mobotrex, Inc.** for 1st Avenue/I-80 video detection project:
 - i) Invoice #225569 \$11,090.00
 - ii) Invoice #225538 \$10,903.00
- j) Approve payment to **Iowa City Area Development (ICAD) Group** for Fiscal Year 2018 Public Investment Contribution (#5993): \$75,000.00.
- k) Approve payment to **Modern Piping Service Division** for Coralville Marriott Hotel & Conference Center FF&E Invoice for:
 - i) Cooling Tower #2 bearings & shaft (#08242017ENGA) \$4,386.04
 - ii) RTU #10 Compressor (#08242017ENGB) \$6,104.21
 - iii) Disconnect, remove and replace Booster- 2 pressurization pumps (09052017EN): \$12,512.00
 - iv) Chiller Condenser Chemical Feed (#09062017ENG) \$3,821.79
 - v) Repair Ice Machine (#09272017ENG) \$3,250.15
 - vi) Install new Air Compressor (#10132017ENC) \$12,006.00

- l) Approve payment to **Ryan & Associates** for Coralville Marriott Hotel & Conference Center FF&E Invoice to remove & dispose of old water heaters and install & start up new water heaters (#01222018EN): \$5,900.00.
- m) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel & Conference Center FF&E Invoice to install new 2" copper line to drain down building (#03022018EN): \$1,850.00
- n) Approve payment to **Cunningham Associates, Inc.** for New North Ridge Park Shelter (#30861): \$26,175.00.
- o) Approve payment to **Design Force** for Design Fee for the Coralville Marriott Redesign Project (#4954): \$6,125.00.
- p) Approve payment of Iowa River Landing Invoice as approved by Oliver McMillan, LLC to **HR Green, Inc.** for IRL Sanitary and Grading Project (#116304): \$9,412.45.
- q) Approve payment of Iowa River Landing Invoice as approved by Oliver McMillan, LLC to **McComas-Lacina Construction** for labor and material for UIHC COAO and Sleep Store demising wall and change lock on front door (#2417-01, Contact 2): \$2,620.00.
- r) 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 (#132457): \$16,678.13.
- s) Approve payment to **Oliver McMillan, LLC** for reimbursable expenses (#012RQS040518): \$1,829.75.
- t) Approve of Iowa River Landing Development Invoice as approved by OliverMcMillan, Inc. to **Ferguson Commercial Real Estate Services** for Louie's Wine Dive Parent, LLC commission balance due upon opening (04/02/2018): \$9,124.99.
- u) Approve payment to **Terracon Consultants, Inc.** for 811 and 717 E. 2nd Avenue Asbestos and Haz Mat Surveys (#TA35921): \$5,999.52.
- v) Approve payment to **Neumann Monson Architects** for IRL Drury Parking Ramp (#20): \$7,587.48.
- w) Approve payment to **Linn County REC** for lowering electrical cable for the pedestrian underpass tunnel for Coral Ridge Avenue – Phase 2 (#2017355): \$9,073.85.
- x) Approve payment to **HR Green, Inc.** for:
 - i) Storm Water Pump Stations 7 & 8 Modifications (#117862) \$7,724.88
 - ii) Coral Ridge Avenue Phase 2 Design Phase Services (#117981) \$39,586.23
- y) Approve payment to **ImOn** for IRL Building G fiber conduit (#INV0022349): \$5,900.38.
- z) Approve payment to **Slabach Construction** for:
 - i) Coral Ridge Avenue fiber cable pull (#23558) \$4,839.00
 - ii) IRL Building G handhole relocation (#23571) \$882.00
- aa) Approve payment to **Creative Software Services** for Building & Engineering Permit Software (#16280): \$2,337.50.
- bb) Approve payment to **ProCircular** for network testing services (#1196): \$7,250.00.
- cc) Approve payment to **Mortenson Construction** for Iowa Arena and Performance Center Limited Authorization to Perform Services 3/17-31/2018 (#012): \$505,512.00.
- dd) Approve payment to **Price Industrial Electric, Inc.** for new fiber route to the Iowa Arena (#27117): \$1,855.00.
- ee) Approve Pay Application #1 to **Maxwell** for water main installation job for the Water Treatment Plant Improvements 2017: \$34,361.29.
- ff) Approve Partial Payment #8 to **WRH, Inc.** for Storm Water Pump Stations 7 and 8 Modifications: \$30,192.53.
- gg) Approve Change Order #39 to **Metro Pavers, Inc.** for Coral Ridge Avenue - Oakdale Blvd to Forevergreen Rd: -\$99.68.
- hh) Approve Pay Estimate #2 to **Langman Construction, Inc.** for 1st Avenue Improvements – 6th St. to 9th St.: \$39,094.59.
- ii) Accept bids and approve payment with **Stew Hansen Dodge City in Urbandale, Iowa** for three 2018 ¾ ton Dodge Ram Trucks (For a State bid value of \$26,021.00 per vehicle for \$78,063.00 total.) minus the trade in value of a 2006 Dodge and two 2011 Ford F250s (\$25,100.00.): \$52,963.00. This is for the Water Department.
- jj) Approve attendance of Alison Ames Galstad to National Library Legislative Day in Washington, D.C. from May 5-9, 2018: \$2,185.80.

- kk)** Approve attendance of John Weihe to ICSC RECON in Las Vegas, NV from May 19-23, 2018: \$2,343.56.
- ll)** Approve March 2018 Treasurer's Report.
- mm)** Approve Bill List for April 24, 2018.

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

Receipts for the month of March were General: \$2,144,080.75; Road Use: \$265,751.75; Police Grant: \$14,399.57; Employee Benefits: \$57,788.89; Iowa River Landing Operation: \$155,988.96; TIF-12th Avenue: \$142,474.16; TIF-Oakdale: \$163.85; TIF-Mall/Hwy 6: \$712,299.51; Debt Service: \$121,427.63; Rental Properties: \$26,338.71; Iowa River Landing: \$1,045.00; Coral Ridge Avenue: \$68,931.00; Flood Mitigation: \$679,615.95; Water Improvements: \$438,687.15; Trust & Agency: \$7,831.15; Perpetual Care: \$600.00; Water: \$744,405.07; Sewer: \$434,731.78; Parking: \$658,038.73; Solid Waste: \$124,092.82; Transit: \$116,281.20; Storm Water: \$51,299.40; Hotel: \$109,717.59. Total receipts for March 2018 were \$7,075,990.62 and of this \$1,282,835.36 were property tax.

Asst. City Engineer Scott Larson reported on the 1st Avenue Improvements, 6th Street to 9th Street project. They moved north and southbound 1st Avenue traffic to the east side onto the new temporary pavement they poured last week. They have started grading on the 6th Street leg of the intersection. There will be some challenging underground utility work including pushing a sanitary sewer casing pipe under the CRANDIC railroad along 1st Avenue. There is new temporary street lighting on the east side of the road. There will not be any immediate work on the northern part of 1st Avenue as they concentrate on finishing the west side of the 6th Street intersection. Some work could start further north in mid-May. Coral Ridge Avenue Improvements Phase 2 has made good progress. They have completed all but one pour on the westbound Forevergreen Road turn lane, which will happen in a couple of days. On the east shoulder of Coral Ridge Avenue between Wheaton and Forevergreen Road they have been grading for temporary asphalt paving. At Coral Ridge Avenue and Oakdale Boulevard they have completed paving on the corners and are working on the southeast and southwest brick paver corner treatments. They have poured one or two of the four new traffic signal bases. They are grading and stockpiling topsoil on the east side of Coral Ridge Avenue. Segment A-2 is the middle section of Coral Ridge Avenue on the south half of the Coral Ridge Avenue and Oakdale Boulevard intersection and work will start on it next week. Segments B-1 and B-2 are on track to begin around May 14th, which will include the big detour onto Crosspark Road. Gill commended the Engineering Department on their progress and keeping everyone informed. Gill credited a lot of the progress to doing the utility work last fall and winter.

City Administrator Kelly Hayworth thanked everyone who participated in the Annual Volunteer Fire Department Pancake Breakfast last Sunday. Hayworth encouraged everyone to attend retired Fire Chief Dave Stannard's reception before the next Council Meeting on Tuesday, May 8th from 4:00 P.M. to 6:15 P.M. at City Hall. Stannard has served over 43 years in Fire Departments here and in Brighton, Iowa. Hayworth attended an atrium dedication at the University of Iowa Hospitals and Clinics for Jean and Renée Robillard, who have had a major influence in Coralville. Last week the Governor announced the designation of "Opportunity Zones" in Iowa and two are in Coralville. The City is awaiting the State's new rules on how the tax forgiveness will work in these zones. Kelly thanked the Governor for the designation and Asst. City Administrator Ellen Habel for her work on the application.

Mayor John A. Lundell thanked Councilperson Laurie Goodrich for reminding him to remind everyone about the first Run CRANDIC this Sunday. It is a marathon beginning in Cedar Rapids' New Bo District going through North Liberty and Coralville and finishing at Kinnick Stadium. Lundell added there is also a half marathon and 5K. Lundell encouraged people to sign up to volunteer at the Convention & Visitors Bureau website.

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

Councilperson Meghann Foster reminded everyone Friday, April 27th is the Coralville Community Food Pantry's "Music for Meals" fundraiser from 7:00 P.M. to 9:00 P.M. and there will be a silent auction and music by Elizabeth Moen and other local musicians. Foster is cohosting the event with Board Member

Melissa Mandernach. Tickets are available at the door and through the food pantry website at a cost of \$20 per person or groups of 8 can reserve a VIP table for \$200.

Councilperson Tom Gill had nothing to report.

Councilperson Jill Dodds thanked Fire Chief Dave Stannard for his service and stated she will see everyone at the "Music for Meals" on Friday and the City-wide Garage Sales on May 5th.

Councilperson Laurie Goodrich encouraged people to get tickets for the next two weekend's performances of City Circle's production of "Little Women" at the Coralville Center for the Performing Arts.

Motion by Gill, seconded by Goodrich to adjourn at 7:15 pm. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk