

**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, May 22, 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, Gross, Dodds, Goodrich. Absent: Gill.

The following staff was present: City Attorney Don Diehl; City Attorney Kevin Olson; Asst. City Administrator Ellen Habel; Asst. City Engineer Scott Larson; Building & Zoning Official Jim Kessler; Director of Finance Tony Roetlin; Police Chief Shane Kron; Telecommunications Assistant Katy Hoffer; City Clerk Thorsten J. Johnson.

Motion by Dodds, seconded by Goodrich to approve the agenda, removing items 19 c and d. Ayes: 4. Absent: 1.

Gill arrived at 6:31 P.M.

Votes are 5 Ayes for Motions, Resolutions and Ordinances unless otherwise noted.

There were no citizen comments.

DISPOSAL OF PROPERTY ~ PUBLIC HEARING

Mayor John A. Lundell declared this the time for a public hearing on the vacation of a portion of E. 2nd Avenue Right-of-Way. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-95

Resolution vacating a portion of E. 2nd Avenue between E. 7th Street and E. 9th Street was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

LEASE AGREEMENT ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on a proposal to enter into a Lease Agreement with Restaurant Concepts, Inc. for 801 1st Avenue. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-96

Resolution approving a Lease Agreement with Restaurant Concepts, Inc. for 801 1st Avenue was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

PROPERTY EXCHANGE ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on the disposal of Auditor's Parcel #2017034. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-97

Resolution approving the disposal of Auditor's Parcel #2017034 to James and Susan Collins was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

1710 COMMERCIAL PARK ~ PUBLIC HEARING

Building & Zoning Official Kessler reported this rezones property at 1710 Commercial Park to I PUD-1 in order to build future buildings and structures on the site. They want to get the zoning in place, so they have a shorter process when they are ready to expand. The Planning & Zoning Commission voted 6-0 to recommend the Council approve the Re-zoning of 1710 Commercial Park from I-2, Light Industrial District, and C-2, Arterial Commercial District, to I-PUD-1, Industrial Planned Unit Development District.

Lundell declared this the time for a public hearing on the Amended Re-Zoning of 1710 Commercial Park or IDNA Subdivision – Part Three. There were no public or written comments. Lundell closed the public hearing.

ORDINANCE NO. 2018-1010 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 1710 Commercial Park or IDNA Subdivision – Part Three from I-2, Light Industrial District, and C-2, Arterial Commercial District, to I-PUD-1, Industrial Planned Unit Development District, was introduced by Dodds, seconded by Gross for 1st consideration. A roll call vote was taken. Motion carried.

BRIDGEWATER SUBDIVISION, PART TWO AND FOUR ~ PUBLIC HEARING

Kessler reported this amended PUD-A Site Plan includes 5 Outlots in Bridgewater, Part Two and 2 Outlots in Bridgewater, Part Four. It also decreases the number of 40 unit residential tower structures from four to three but increases the number of dwelling units by 20 for a total of 180 units. Department Report. The additional units do not change the low-density threshold for the development. The Planning & Zoning Commission voted 6-0 to recommend the Council approve the Amended PUD-A Site Plan for Bridgewater Subdivision Part Two and Four.

Lundell declared this the time for a public hearing on the Amended PUD-A Site Plan for Bridgewater Subdivision, Part Two and Four. Mike Bails representing Urban Acres and Venture One addressed the Council about the revised site plan and he gave the Council a preview. The new residential tower buildings will be five-stories with two levels of underground parking. The design has contoured the buildings around the pond to better match the site. There were no additional public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-98

Resolution approving the amended PUD-A Site Plan for Bridgewater Subdivision, Part Two and Four, Coralville, Iowa was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

CORAL CROSSING SIXTH ADDITION ~ PUBLIC HEARINGS

Kessler reported this lot will be developed with a 36-unit apartment building with underground parking and the same style and building materials as existing buildings in Coral Crossing. The Planning & Zoning Commission voted 6-0 the Council approve the PUD-B Site Plan for Lot 6, Coral Crossing Sixth Addition.

Lundell declared this the time for a public hearing on the PUD-B Site Plan for Lot 6, Coral Crossing Sixth Addition. There were no public or written comments. Lundell closed the public hearing

RESOLUTION NO. 2018-99

Resolution approving the PUD-B Site Plan for Lot 6, Coral Crossing Sixth Addition, Coralville, Iowa was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

Kessler reported this lot will be developed the same as Lot 6. The Planning & Zoning Commission voted 6-0 the Council approve the PUD-B Site Plan for Lot 7, Coral Crossing Sixth Addition.

Lundell declared this the time for a Public hearing on the PUD-B Site Plan for Lot 7, Coral Crossing Sixth Addition. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-100

Resolution approving the PUD-B Site Plan for Lot 7, Coral Crossing Sixth Addition, Coralville, Iowa was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

CORAL CROSSING SEVENTH & EIGHTH ADDITIONS

Kessler reported this is for the platting of Lots 11, 12 and 13 on the western leg of Blue Sage Drive, Coral Crossing Seventh Addition for proposed townhomes. Lot 11 will have two four-plex buildings; Lot 12 will have three four-plex buildings and Lot 13 will have two four-plex buildings and one three-plex building. They will be built with the same materials and design as the rest of the subdivision. The Planning & Zoning Commission voted 6-0 the Council approve the Final Plat for Coral Crossing Seventh Addition.

RESOLUTION NO. 2018-101

Resolution approving the Final Plat for Coral Crossing Seventh Addition, Coralville, Iowa was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

Kessler reported this is for the platting of Coral Crossing Eighth Addition, Lots 8, 9 and 10 for a future 36-unit apartment houses and Lot 14 for townhomes. This is the western edge of Coral Crossings. The Planning & Zoning Commission voted 6-0 the Council approve the Final Plat for Coral Crossing Eighth Addition.

RESOLUTION NO. 2018-102

Resolution approving the Final Plat for Coral Crossing Eighth Addition, Coralville, Iowa was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

LOTS 11-13, CORAL CROSSING SEVENTH ADDITION ~ PUBLIC HEARING

Kessler reported this Amended PUD-B Site Plan has Lot 11 being developed with two four-plex buildings, Lot 12 being developed with three 4-plex buildings and Lot 13 being developed with two four-plex and one three-plex buildings. The Planning & Zoning Commission voted 6-0 the Council approve the PUD-B Site Plan for Lots 11-13, Coral Crossing Seventh Addition.

Lundell declared this the time for a public hearing on the PUD-B Site Plan for Lots 11-13, Coral Crossing Seventh Addition. There were no public or written comments, Lundell closed the public hearing.

RESOLUTION NO. 2018-103

Resolution approving the PUD-B Site Plan for Lots 11-13, Coral Crossing Seventh Addition, Coralville, Iowa was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

CORAL GALLERIA, PART THREE ~ PUBLIC HEARING

Kessler reported this plats the five remaining lots of Coral Galleria into three commercial lots with two shared access points off of James Street. Lot 1 will be developed as a six space multi-tenant building, Lot 2 will be developed as a four space multi-tenant building and Lot 3 is for future development as either a restaurant or commercial building. They will have screening along the railroad tracks and permeable pavement in the parking lot. The building materials will be stone, brick, glass, metal and efface. The buildings will include 360-degree architecture and they will have a tall berm to screen the backs of the buildings along James Street. The Planning & Zoning Commission voted 6-0 to recommend the Council

approve the Amended PUD-A Site Plan for Outlot A, Coral Galleria, Part Three and the PUD-B Site Plan for Lots 1 and 2, Coral Galleria, Part Three.

Lundell declared this the time for a public hearing for the Amended PUD-A Site Plan for Outlot A, Coral Galleria, Part Three and the PUD-B Site Plan for Lots 1 and 2, Coral Galleria, Part Three. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-104

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

RESOLUTION NO. 2018-105

Resolution approving the PUD-B Site Plan for Lots 1 & 2, Coral Galleria, Part Three, Coralville, Iowa was introduced by Gross, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RIVERVIEW PLAZA – PART TWO ~ PUBLIC HEARING

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 Gill, 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. 2018-106

Resolution approving the Amended PUD-A Site Plan for Riverview Plaza, Lots 1-3, Coralville, Iowa was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

Kessler reported this is for the PUD-B Site Plan for Riverview Plaza – Part Two that adds the Lebeda Mattress Building site to the original site plan allowing for the development of a 4-story building to the north with 13,835 sq. ft. of retail space on the ground floor and a total of 51 dwelling units on the 2nd, 3rd and 4th floors. It will add ground to the courtyard between the two buildings featuring buildings, hedges and pervious pavement. This will add to the right-of-way of 4th Street enabling it to be converted to a two-way street. The Planning & Zoning Commission voted 6-0 to recommend the Council approve the PUD-B Site Plan for Riverview Plaza – Part Two.

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

RESOLUTION NO. 2018-107

Resolution approving the PUD-B Site Plan for Riverview Plaza – Part Two, Lot 2, Coralville, Iowa was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-108

Resolution approving Amendment No. 1 to that certain Private Redevelopment Agreement with Riverview Plaza Investments, LLC was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

CORAL RIDGE AVENUE IMPROVEMENTS – HOLIDAY ROAD TO OAKDALE BOULEVARD

Motion by Gill, seconded by Goodrich to approve Change Order #40: +\$32,269.74; and Pay Estimate #30 FINAL: \$80,845.54; to **Metro Pavers, Inc.** for Coral Ridge Avenue Improvements – Holiday Road to Oakdale Boulevard. Motion carried. It was noted the retainage of \$30,000.00 is due in 30 days.

RESOLUTION NO. 2018-109

Resolution accepting Coral Ridge Avenue Improvements – Holiday Road to Oakdale Boulevard as completed was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

NORTHEAST AREA WATER DISTRIBUTION SYSTEM IMPROVEMENTS 2017

It was noted the retainage of \$19,855.18 is due in 30 days.

Motion by Gill, seconded by Gross to approve Pay Estimate #2 FINAL to **Maxwell Construction, Inc.** for Northeast Area Water Distribution System Improvements 2017: \$17,812.49. Motion carried.

RESOLUTION NO. 2018-110

Resolution accepting Northeast Area Water Distribution System Improvements 2017 as completed was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

BONDS

Director of Finance Tony Roetlin noted these resolutions split the financing of street projects, economic development projects in the Mall/Hwy 6 TIF Area, the flood mitigation project along Clear Creek and refunding some existing City debt into four bond series as required by the tax law. The interest rates the City received were as expected and staff recommends accept them and approve the proceedings.

RESOLUTION NO. 2018-111

Resolution authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of General Obligation Bonds, Series 2018A and providing for the levy of taxes to pay the same was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-112

Resolution authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of Taxable General Obligation Bonds, Series 2018B, 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. 2018-113

Resolution providing for the sale and issuance of Taxable General Obligation Annual Appropriation Bonds, Series 2018C and providing for the levy of taxes (subject to non-appropriation) to pay the same was introduced by Foster, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-114

Resolution providing for the sale and issuance of General Obligation Annual Appropriation Bonds, Series 2018D and providing for the levy of taxes (subject to non-appropriation) to pay the same was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

CORALVILLE REINVESTMENT DISTRICT

ORDINANCE NO. 2018-1009 an ordinance creating the Coralville Reinvestment District in the Iowa River Landing was introduced by Gill, seconded by Dodds for 1st consideration. A roll call vote was taken. Resolution declared adopted.

CORAL RIDGE AVENUE WALL 4 REPAIR PROJECT

RESOLUTION NO. 2018-115

Resolution approving an Engineer Services Agreement with HR Green, Inc. for the Coral Ridge Avenue Wall 4 Repair Project was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-116

Resolution ratifying the plans, specifications, estimate of cost and form of contract for the Coral Ridge Avenue Wall 4 Repair Project was introduced by Goodrich, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

Quotation Report. <REMOVED>

Resolution accepting quotation and awarding a Contract for the Coral Ridge Avenue Wall 4 Repair Project. <REMOVED>

RESOLUTION OF CONSENT

RESOLUTION NO. 2018-117

Resolution consenting to the change of control of Integrated DNA Technologies to Danaher Corporation was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

AMENDMENT NO. 1 TO STANDARD CONSULTANT AGREEMENT

RESOLUTION NO. 2018-118

Resolution approving Amendment No. 1 to the Standard Consultant Agreement with Snyder & Associates for Clear Creek Trail Phases 6 & 7 was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

IOWA ARENA PROJECT

RESOLUTION NO. 2018-119

City Attorney Kevin Olson explained this Agreement advances the sum of \$625,000.00 to ArenaCo to keep the project going until they receive their permanent financing and if they receive the financing before they need the money they will not borrow it from the City. Lundell added this is for six weeks of earthwork and site preparation that can take place now.

Resolution approving a Development Agreement between the City of Coralville and ArenaCo advancing sums to pay for the Arena Grading Project was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-120

Olson explained this is for work that would be included in the final construction agreement for the Arena and now they will credit the City for it in the final agreement.

Resolution approving a Limited Authorization to Perform #6 with M.A. Mortenson Company was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the May 8, 2018 Coralville City Council Regular Meeting.
- b) Approve Taxicab Company License for **Jowan Taxi Cab**: 06/01/2018 to 05/31/2019.
- c) Approve Taxicab Company License for **Yellow Cab of Iowa City**: 06/01/2018 to 05/31/2019.
- d) Approve Special Class C Liquor License (Beer/Wine) with Class B Wine Permit (Carryout Wine) and Sunday Sales for **Kapok**: Eff. 06/05.
- e) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #5977**: Eff. 06/11.
- f) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #10985**: Eff. 06/11.
- g) Approve Class C Beer Permit with Sunday Sales for **Cantebury BP Amoco**: Eff. 06/15.
- h) Approve payment to **Bolton & Menk, Inc.** for Russel Slade Boulevard Streetscape and Cemetery Improvements (#0216274): \$10,965.00.
- i) Approve payment to **Storey Kenworthy/Matt Parrott** for 1st Avenue Improvements and Coral Ridge Avenue Improvements utility bill inserts (#PINV579439): \$667.42.
- j) Approve payment to **Ferguson Waterworks #2516** for Water Meters (#0276218): \$18,258.12.
- k) Approve payment to **Neumann Monson Architects** for IRL Drury Parking Ramp (#21): \$9,233.47.
- l) Approve payment to **Design Force** for design presentation shipping expense for Coralville Marriott Hotel & Conference Center Interior Design (#4975): \$30.32.
- m) Approve payment to **Rathje Construction Co.** for Wastewater Treatment Plant Improvements Tree Felling (#19365): \$12,490.00.
- n) Approve payment to **HR Green, Inc.** for:
 - i) IRL Sanitary Sewer and Grading Project 2017 (#118373) \$605.50
 - ii) Storm Water Pump Stations 7 & 8 Modifications (#118502) \$8,390.48
- o) Approve payment to **Braun Intertec Corporation** for Geotechnical evaluation of Iowa Arena site (#B125354): \$6,182.50.
- p) Approve payment to **Nesper Sign Advertising, Inc.** for moving Casa Azul sign at 708 1st Avenue (#005.80679-0): \$4,455.50.
- q) Approve payment to **TEAM Services, Inc.** for IRL Drury Parking Ramp Structure Testing (#9-2209): \$4,406.13.
- r) Approve payment to **Veenstra & Kimm, Inc.** for Wastewater Treatment Plant Improvements 2017 – General Services (#1): \$5,400.00.
- s) Approve payment to the **East Central Iowa Council of Governments** for Storm Water Resiliency Administration Services (#8264): \$465.00.
- t) Approve payment of Iowa River Landing Invoice as approved by Oliver McMillan, LLC to **Forman Ford** for replacement of 4 door leafs with concealed rod exit devices as required to meet egress (#C757-1): \$6,000.00.
- u) Approve payment of Iowa River Landing Invoice as approved by Oliver McMillan, LLC to **McComas-Lacina Construction LC** for UIHC CPAP and Sleep Store exhaust ductwork extension (#2417.01, Contract 3): \$441.00.
- v) Approve payment of Iowa River Landing Invoice as approved by Oliver McMillan, LLC to **UI Community Medical Services, LLC** for Tenant Improvement Allowance for 901 E. 2nd Ave. Suite #120 (#0007881-IN): \$121,200.00.
- w) Approve payment of Iowa River Landing Invoice as approved by Oliver McMillan, LLC to **Watts Group Construction** for Louie's Wine Dive Landlord Work (#IRLLous): \$3,831.00.

- x) Approve payment to **Oliver McMillan, LLC** for reimbursable expenses (#012RQS050718): \$297.82.
- y) Approve payment to **Windstream Communications, Inc.** for Coralville Marriott Hotel & Conference Center FF&E Invoice for voice mail system replacement (#10132017ENE): \$12,464.59.
- z) Approve payment to **Datatrend Technologies, Inc.** for Coralville Marriott Hotel & Conference Center FF&E Invoice to upgrade/update FSPMS (Reservation/Property Management System) (#03162018exa): \$10,425.32.
- aa) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel & Conference Center FF&E Invoice to replace 60' of leaking 4" pipe with aqua therm pipe and repair leak in 1 ¼" and 2" copper line (#02272018END): \$7,995.00.
- bb) Approve payment to **Syncromatics Corporation** for Automated Vehicle Location (AVL), which will still use BONGO and includes Automated Voice Annunciation but will no longer include wi-fi on the buses for Coralville's one-time cost for installation of the system, tracking hardware and software (#103397): \$51,578.00.
- cc) Approve payment to **CAJ Enterprises, Inc.** for:
 - i) AAA Mechanical Building Demolition (#20258) \$15,952.68
 - ii) Trebron Demolition and extra for trailers, tires and used oil (#20257) \$7,982.14
- dd) Approve Change Order #7: -\$9,244.00; and Pay Application #9: \$472,458.00; to **Knutson Construction Services** for IRL Drury Parking Ramp.
- ee) Approve Change Order #2: +\$10,418.49; and Pay Estimate #3: \$502,342.44; to **Langman Construction, Inc.** for 1st Avenue Improvements – 6th Street to 9th Street.
- ff) Approve new Rental Rate and Fee Schedule for the Coralville Center for the Performing Arts for the period of July 1, 2018 to June 30, 2019.
- gg) Approve attendance of Alex Langenhorst to Kirkwood Community College EMT Certification Course in Cedar Rapids, Iowa from May 22, 2018 to August 11, 2018: \$1,903.00.
- hh) Approve attendance of Dan Holderness to APWA PWX 2018 in Kansas City, MO. From August 25-29, 2018: \$1,944.00.
- ii) Approve attendance of Amy Foster to APWA PWX 2018 in Kansas City MO from August 24-29, 2018: \$1,870.35.
- jj) Approve April 2018 Treasurer's Report.
- kk) Approve Bill List for May 22, 2018.

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

Receipts for the month of April were General: \$5,504,646.23; Road Use: \$156,597.81; Police Grant: \$1,329.04; Employee Benefits: \$771,726.55; Iowa River Landing Operation: \$383,636.03; TIF-12th Avenue: \$586,502.35; TIF-Oakdale: \$1,014,042.21; TIF-Mall/Hwy 6: \$6,114,744.60; Debt Service: \$1,734,456.49; Rental Properties: \$6,123.00; Iowa River Landing: \$17,324.25; 1st Avenue Area: \$338,573.22; Flood Mitigation: \$1,112,337.00; Trust & Agency: \$47,343.60; Perpetual Care: \$25.00; Water: \$284,208.48; Sewer: \$300,949.52; Parking: \$475,334.30; Solid Waste: \$108,789.10; Transit: \$145,057.79; Storm Water: \$41,043.95; Hotel: \$785,356.21. Total receipts for April 2018 were \$19,930,146.73 and of this \$13,184,930.44 were property tax.

Asst. City Engineer Scott Larson reported on 1st Avenue Project and they are working on Phase 2, Stage 1 which includes the west half of the 1st Avenue and 6th Street intersection. They have completed all the storm sewer on 6th Street. Most of the sanitary and storm water work is nearing completion at the intersection and paving should begin in early June. On the Coral Ridge Avenue Project, they removed all the pavement on the current stage of the project and tomorrow they will start on the subbase for segment B1, which is the north half of Oakdale Boulevard east and west of Coral Ridge Avenue. They are actively working on the grading and storm sewer improvements further north. Adjustments continue on the detour route. The IDOT Commerce Drive and I-80 west bound off ramp improvements project started last week and they are working on the traffic signal pole bases for the new traffic signals that will be needed as they widen the road and intersection. Clear Creek Trail Phases 6 & 7 reached a milestone with the paving the bridge deck for the first of two new pedestrian bridges over Clear Creek. The goal is to complete all the

structure and culvert work south of I-80 so they can pave and open the trail section from the existing trail west to Creekside Ball Park as soon as possible.

Asst. City Administrator Ellen Habel thanked Larson for his work keeping traffic working and the communications current. Habel added there are free giveaways for people taking certain City Facebook account postings into participating businesses during certain days of the week and the Facebook page is a good way to receive street project updates. Habel reminded everyone next week is Memorial Day and trash will be picked up one day later than normal. City Offices will be closed Monday, Thursday, May 24th from 6:30 P.M. to 8:30 P.M. there will be a Work Shop for citizen input on the planning process for the Southeast Commercial District, south of Highway 6 and west of 1st Avenue. Kansas State University's brownfields program is helping the City with the planning process for potential redevelopment of the area.

Mayor John A. Lundell reported the Arena Project had a groundbreaking last week and he thanked Brian Hixenbaugh with Spectra Venture Management for helping with the logistics along with City Staff. Lundell wished everyone Happy Memorial Day and invited them to attend services on Monday in the Coralville Oak Hill Cemetery at 11:15 A.M.

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

Councilperson Meghann Foster reminded everyone the Summer Reading Program Kickoff is Thursday, May 24th from 5:00 P.M. to 6:30 P.M. at the Coralville Public Library and this year's theme is "Libraries Rock." Library staff and volunteers will be painting rocks and hiding them around town to be found. Foster enjoyed her first groundbreaking with the Arena Project and appreciated the Council's work on it so far and she looks forward to helping with the project as construction starts.

Councilperson Mitch Gross noted Mayor Jim Fausett passed away a year ago Wednesday.

Councilperson Tom Gill noted the Arena groundbreaking was a great event. Gill announced he will be speaking at the Memorial Day Service at 11:15 A.M. in Coralville and in Tiffin at 10:00 A.M.

Councilperson Jill Dodds reported the Parks & Recreation Commission had a walking meeting at the Coralville Youth Sports Park where they looked at the most recent joint project with the UIHC. They discussed plans for the Youth Sports Project Phase 2 which includes the addition of ball fields.

Councilperson Laurie Goodrich thanked the Parks & Recreation Department for working with the Junior Highs on community work days; Building & Zoning Official Jim Kessler on his work bringing development projects to the Council to vote on; and the Engineering Department on work on all the Street projects. Goodrich noted this week is Police Week and she thanked the Police Officers. Goodrich thanked all the City staff for their work preparing for Memorial Day. Goodrich stated Carol Fausett and her family are in the City's thoughts on the anniversary of Jim Fausett's death.

Motion by Gill, seconded by Foster to adjourn to Executive Session at 7:27 P.M. to discuss strategy with Council in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation pursuant to Section 21.5 (c) of the Code of Iowa. A roll call vote was taken. Motion carried.

No action was taken on the Executive Session.

The Coralville City Council reconvened at 7:33 P.M.

Motion by Gill, seconded by Dodds to adjourn at 7:34 P.M. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk