

**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 7<sup>th</sup> Street on Tuesday, July 10, 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](http://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; Acting City Administrator/City Engineer Dan Holderness; Building & Zoning Official Jim Kessler; Director of Finance Tony Roetlin; Police Chief Shane Kron; Telecommunications Assistant Gavin Thomas; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Goodrich to approve the agenda amending the note of item 8b to read \$815,000.00 instead of \$800,000.00. Ayes: 4. Absent: 1.

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

Resident Bill Wittig with the affordable Housing Coalition addressed the Council during citizen comments stating he was pleased with the City's affordable housing efforts in the 80% median income and the inclusion of affordable housing in plans for the Southeast Commercial District from the workshop with Kansas State University. Wittig added affordable housing for the 30% to 50% will be more challenging and need partnerships between the public and private sector to get there. He noted the more a community provides for the low income the more it can lift them up with better education and jobs. Wittig looked forward to seeing the Council at the Southeast Commercial District open house at ReUnion where they will show off seven concepts for the area. Wittig encouraged the Council to continue its efforts and stated affordable housing is a draw for new businesses when they consider a community. Mayor John A. Lundell noted the City has worked on affordable housing at every available opportunity including purchasing abandoned properties and selling them to Habitat for Humanity and facilitating the sale of properties like the apartments on Boston Way that are now being renovated.

**BONDS ~ PUBLIC HEARING**

Lundell declared this the time for a public hearing on not to exceed \$35,000,000.00 General Obligation Urban Renewal Loan Agreements. There were no public or written comments. Lundell closed the public hearing.

After the resolution was read, Lundell noted the funds to pay for the Arena are from fundraising, grants and foundations that have given generously and not taxpayer dollars.

**RESOLUTION NO. 2018-139**

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

**LOTS 1-4. IOWA RIVER LANDING, PART NINE ~ PUBLIC HEARING**

Building & Zoning Official Jim Kessler reported on the rezoning of Lots 1-4, Iowa River Landing, Part Nine C-2, Arterial Commercial District to C-PUD 2, Commercial Planned Unit Development Two District. Lot 1 will be the Arena, Lot 2 will be the Staybridge hotel and Lots 3 and 4 will be for future development. Kessler then showed the Council the PUD B Site Plan for Lots 1 & 2 with the Arena and building along E. 9<sup>th</sup> Street on Lot 1 and the Hotel on Lot 2. Lot 2 is along E. 2<sup>nd</sup> Avenue and the main hotel entrance and southern entrance to the Arena. On the southeast corner of E. 9<sup>th</sup> Street and E. 2<sup>nd</sup> Avenue is the main

entrance to the Arena and there will be an access utility road on the east side of the Arena that lead to the loading docks of the Arena and an overhead door to get cars in the car museum. The Planning & Zoning Commission recommended the Council approve the rezoning and PUD B Site Plan by a 6-0 vote.

Lundell declared this the time for a public hearing on the rezoning of Lots 1-4, Iowa River Landing from C-2, Arterial Commercial District to C-PUD 2, Commercial Planned Unit Development Two District and the PUD-B Site Plan for Lots 1 & 2, Iowa River Landing, Part Nine. Kessler introduced the design team which includes Adam Davidson and Jeff Steiner from JLG Architects and Tim Kent from Pappageorge Haymes. The design team highlighted the area will be done in the old warehouse look to match the rest of the Iowa River Landing development with the exception of the main Arena entrance having a contemporary look with a lot of glass, a canopy, yellow panel accents and clean details. The northern E. 9<sup>th</sup> Street portion of the building will be brick with black framed windows and white awnings that can be customized. Retail spaces will be on the first level and Offices will be on the second level. It will have a rooftop deck with a green roof area that will be used for storm water quality management. The developments feel and scale will foster a pedestrian friendly environment. Councilperson Laurie Goodrich commented on E. 2<sup>nd</sup> Avenue and the arena entrance being raised to the current level of E. 9<sup>th</sup> Street. The Hotel part of the development will match the north retail area with bricks and black framed windows and will have a look similar to urban row houses. The entrance and lobby to the Staybridge Hotel features a lot of glass and a canopy at the northwest corner of the building with a rooftop level courtyard intended for hotel use only. They are working on a green roof design for the hotel's storm water quality management. There will be 99 rooms on the top three floors of the hotel, the first floor will have the hotel lobby and retail spaces and the second floor will have office spaces. The south entrance to the Arena will match the main entrance. They reviewed the floor plans for the arena and the main concourse is at street level. The arena can seat 5,100 in the stands and up to 7,000 if you add seating to the playing surface for concerts. Underneath the bleachers there will be locker facilities, kitchens and service areas for the arena and car museum. The fieldhouse will be accessed by elevators and stairs from the north and south arena lobby entrances. There will be 8 retail spaces and 6 office spaces in the hotel building. They will share service areas with the hotel and the hotel will have a pool and a meeting space that can divide into two rooms with a seating capacity of 30 to 35. There were no other public or written comments. Lundell closed the public hearing.

**ORDINANCE NO. 2018-1013** 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 Lots 1-4, Iowa River Landing, Part Nine from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Gill, seconded by Foster for 1<sup>st</sup> consideration. A roll call vote was taken. Motion carried.

### **BUILDING AND ENGINEERING DEPARTMENT CREDIT CARD PAYMENTS**

#### **RESOLUTION NO. 2018-140**

Resolution authorizing credit cards as a form of payment for fees and permits and approving the addition of a 3% convenience fee for credit card payments over \$1,000.00 for the Building and Engineering Departments was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

### **IOWA RIVER LANDING DEVELOPMENT**

#### **RESOLUTION NO. 2018-141**

It was noted this agreement is not to exceed \$36,000.00.

Resolution approving an Engineering Services Agreement with HR Green, Inc. for Iowa River Landing Interior Drainage Modeling – Pump Station 1 was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

**RESOLUTION NO. 2018-142**

It was noted this agreement is not to exceed \$815,000.00.

Resolution approving an Engineering Services Agreement with HR Green, Inc. for Iowa River Landing Public Infrastructure Improvements, E. 2<sup>nd</sup> Avenue – 2018 was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

**2018 BUILD GRANT**

**RESOLUTION NO. 2018-143**

Lundell noted this is for a \$20,224,573.00 Federal BUILD 2018 grant application for the reconstruction of Interchange 242 on I-80 (1<sup>st</sup> Avenue) and requires a local match of \$13,483,049.00. The IDOT voted to support and provide the local match today.

Resolution of support and authorizing the submission of a 2018 BUILD Grant Application to the U. S. Department of Transportation for the Reconstruction of the 1<sup>st</sup> Avenue and I-80 Interchange (Exit 242) was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

**RESOLUTION NO. 2018-144**

After the resolution was read, Councilperson Tom Gill noted this interchange plan will be very unique as there are only two or three in the United States. It was noted this agreement is not to exceed \$13,000.00.

Resolution approving an Engineering Services Agreement with HR Green, Inc. for I-80/1<sup>st</sup> Avenue BUILD Grant Assistance was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

**SPEED ZONES AMENDMENT**

Lundell note this is to create a school speed zone of 25 mph instead of 35 mph for Norman Borlaug Elementary School north and south of Kennedy Parkway on Camp Cardinal Boulevard and Iowa City will be approving the same speed zone to the south. Coralville sets school speed zones to be in effect 24 hours a day, seven days a week for 365 days a year, because school facilities and playgrounds can be used at anytime not just during school hours or the school year and it causes less confusion for both law enforcement and drivers.

**ORDINANCE NO. 2018-1012** an Ordinance amending Chapter 63 of the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding Special Speed Zones, was introduced by Goodrich, seconded by Dodds for 1<sup>st</sup> consideration. A roll call vote was taken. Motion carried.

**HIGH COUNTRY ROAD PAVEMENT REPAIR**

**RESOLUTION NO. 2018-145**

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract for the High Country Road Pavement Repair was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

**AMENDMENT TO MALL AND HIGHWAY 6 URBAN RENEWAL PLAN**

Lundell noted the consultation will be 2:00pm July 16, 2018, and the public hearing will be July 24, 2018.

**RESOLUTION NO. 2018-146**

Resolution setting a date for consultation and a date for a public hearing on Amendment No. 10 to the Coralville Amended and Restated Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

**MOTION BY GILL TO APPROVE THE CONSENT CALENDAR items a-dd inclusive:**

- a) Approve minutes for the June 26, 2018 Coralville City Council Regular Meeting.
- b) Approve Retail Cigarette/Tobacco/Nicotine/Vapor Permit Applications for **La Place**: Eff. 07/11/2018-06/30/2019.
- c) Approve Class B Liquor License with Catering Privilege and Sunday Sales for **Coralville Marriott Hotel & Conference Center**: Eff. 07/24.
- d) Approve Class C Liquor License with Sunday Sales for **Red Lobster #6258**: Eff. 07/28.
- e) Approve Class C Beer Permit with Sunday Sales for **Deli Mart #4**: Eff. 08/01.
- f) Approve Limited Authorization to Proceed with **MA Mortenson Company** for pad ready site work; start of pilings and pre-order of rebar and long order materials for Iowa Arena Project: \$915,966.00.
- g) Approve payment to the **Iowa City/Coralville Area Convention & Visitors Bureau** for the 1<sup>st</sup> half of their share of the Fiscal Year 2018 hotel/motel tax: \$259,500.00.
- h) Approve payment to **GPS Technologies, Inc.** for Brown Deer Golf Course IPar7 Pro Lease (#8941): \$11,712.00.
- i) Approve payment to **Yamaha Motor Finance Corp., U.S.A.** for 60 TDREM Golf Carts, 1 TY2AM Bev Deluxe Cart, 1 YT2AM Bev Cart and 1 Golf Xpress ADA Car 2014 for Brown Deer Golf Course (#641388): \$45,498.84. (\$3,524.16 for Bev Carts paid out of Brown Deer FF&E Fund)
- j) Approve payment to **CivicPlus** for Annual City Websites Maintenance fees (#172239): \$15,385.01.
- k) Approve payment to **Lexipol, LLC** for Online Law Enforcement Policy Manual (#24725): \$11,147.00.
- l) Approve payment to **RMB Co. Inc.** for cleaning sediment from pipes, treating them, installing strainer before boiler at Library (#695): \$12,623.81.
- m) Approve payment to **Ferguson Waterworks #2516** for Water meters (#0278571): \$31,500.00.
- n) Approve payment to **Coralville Marriott Hotel & Conference Center** for FF&E Invoice from Quality Home Repair for wall repairs (#22399): \$2,961.98.
- o) Approve payment to **Coralville Marriott Hotel & Conference Center** for FF&E Invoice from Marriott International Inc. for Marriott Implementation Services for FSPMS (reservation/property system management system) upgrade/update (P.O. #03162018exa): \$6,150.00.
- p) Approve payment to **Mortenson Construction** for Iowa Arena and Performance Center Limited Authorization to Perform Services (#015): \$125,581.00.
- q) Approve payment to **HR Green, Inc.** for:
  - i) IRL 2<sup>nd</sup> Avenue Master Plan 2018 (#119063) \$3,749.30
  - ii) Iowa River Landing Miscellaneous Engineering (#119065) \$2,592.24
  - iii) 1<sup>st</sup> Avenue Improvements – 6<sup>th</sup> St. to 9<sup>th</sup> St. Design (#119067) \$91,741.40
  - iv) Iowa River Landing Sanitary & Grading Project 2017 (#119070) \$1,792.76
- r) Approve payment to **Kornegay Design a Landscape Forms Company** for the Town Center Planter Project (#6881): \$51,123.00.
- s) Approve payment to **808 ON 5<sup>TH</sup>** the \$80,000.00 match for Workforce Housing Tax Credits: \$80,000.00.
- t) Approve payment to **Stafford Sports, LLC** for Iowa Arena and Performance Center Consulting and Administrative Fees and reimbursable expenses (#070218-05): \$23,400.00.
- u) Approve payment to **Creative Software Services** for:
  - i) Building & Engineering Permit Software (#16616) \$299.95
  - ii) Coral Ridge Avenue Improvements – Phase 2 \$255.00
- v) Approve payment to **Terracon Consultants, Inc.** for environmental services at 832 and 802 Quarry Road (#TA42756): \$2,911.25.

- w) Approve payment to **D & K Products** for Brown Deer Golf Course
  - i) Maintenance supplies (#0469754-IN) \$18,102.50
  - ii) Maintenance supplies (#0469756-IN) \$27,058.82
- x) Approve payment to **Carter & Associates** for repairing plugged sewer near Oakdale Campus and setting up bypass pumping to maintain sewer flow (#3307): \$10,351.00.
- y) Approve payment to **HTM Sales, Inc.** for wastewater pump supplies (#18-35844-1): \$29,788.00.
- z) Approve Change Order #1: +\$142,671.31; and Pay Estimate #4: \$559,986.93; to **Peterson Contractors, Inc.** for Coral Ridge Avenue – Phase 2.
- aa) Approve Partial Payment #4 to **Iowa Bridge & Culvert, LC** for Clear Creek Trail – Phases 6 & 7: \$58,688.23.
- bb) Accept quotation and approve agreement with **Dave Schmitt Construction** for 1975 Brown Deer Trail Storm Sewer Project: \$22,112.00.
- cc) Approve quote from **Maxwell Construction** for repair of street light electrical power conduit on E 9<sup>th</sup> Street: \$49,720.00.
- dd) Approve Bill List for July 10, 2018.

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

City Engineer Dan Holderness reported things are moving forward on the 1<sup>st</sup> Avenue Project with underground utility installations continuing. The water main has been installed and customer services are being connected to it. Sanitary sewer work will start north of the Pipeline Road this week. There has been paving on the west side of 6<sup>th</sup> Street with more paving to happen on 1<sup>st</sup> Avenue this week. They hope to have some access to the intersection at the end of this month with full access happening a few weeks after that. The intersection will have temporary signals when it opens. All of 1<sup>st</sup> Avenue should be open by November. On the Coral Ridge Avenue project, they paved the southbound lanes of Coral Ridge Avenue from Forevergreen Road to Wheaton Road last week and are paving the eastbound turn lane on Forevergreen Road. They are preparing to pave more of Coral Ridge Avenue going south. Since last meeting all the paving is complete on the Oakdale Boulevard and Coral Ridge Avenue intersection and it is completely open to traffic with temporary signals. The underpass has been constructed and backfilled. Gill asked about the IDOT project at Commerce Drive. Holderness explained in anticipation of the I-80/I-380 project, which will involve detouring I-380 traffic to Forevergreen Road and Coral Ridge Avenue, they are constructing an additional turn land at Commerce Drive and the westbound I-80 onramp with improved signals and signage.

Acting City Administrator/City Engineer Dan Holderness reported tomorrow night at City Hall from 4:30 P.M. to 6:30 P.M. there will be a formal presentation of the Southeast Commercial District plans generated by the Kansas State University grad students as a free service through the Brownfields program at the EPA. Then at 7:00 P.M. to 9:00 P.M. at ReUnion Brewery on Highway 6 near the Southeast Commercial District there will be an Open House with all seven plans available for review and public comments.

Mayor John A. Lundell thanked the many people and businesses that made 4<sup>th</sup>Fest a success this year. This would not be possible without the great financial support of the business community and the work of volunteers throughout the year.

City Attorney Don Diehl had nothing to report.

Councilperson Meghann Foster thanked the staff, volunteers and sponsors for helping with 4<sup>th</sup>Fest and those who came out to celebrate. Foster noted tomorrow Film Scene is holding a special community showing for Coralville of the Fred Rogers documentary “Won’t You be my Neighbor.”

Councilperson Tom Gill had nothing to report.

Councilperson Jill Dodds reported she saw “Won’t You be my Neighbor” last night and it was amazing and encouraged everyone to see it. Dodds warned it has been sold out every showing so far, so get your tickets early. Dodds reminded everyone they had a good discussion with massage therapists about a

proposed ordinance two weeks ago and since then therapists have met with staff and the City Attorney about changes they would like to see. The Council will discuss those proposals at the July 24<sup>th</sup> Work Session and she invited those interested to attend.

Councilperson Laurie Goodrich noted it was great to have company over for the 4<sup>th</sup> of July because of all the 4<sup>th</sup>Fest activities and she thanked all of those involved. Goodrich reported the Center for the Performing Arts is in their camp season right now and she encouraged people to go on-line and see what is going on for school age kids. There will be a performance of "Singing in the Rain Jr." on Thursday, July 19<sup>th</sup> and another one a few days later.

City Clerk Thorsten J. Johnson stated he enjoyed 4<sup>th</sup>Fest and seeing local musician Kevin Burt get a well-deserved proclamation. Lundell concurred and congratulated Burt.

Motion by Gill, seconded by Goodrich to adjourn at 7:18 P.M. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk