

**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, July 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. Absent: Goodrich.

The following staff was present: City Attorney Don Diehl; City Attorney Kevin Olson; Asst. City Administrator Ellen Habel; City Engineer Dan Holderness; Building & Zoning Official Jim Kessler; Police Chief Shane Kron; Parking & Transportation Director Vicky Robrock; Fire Chief Orey Schwitzer; Communications Specialist Jon Hines; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Gross 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 July 2019 as "Small Cities Month." Lundell accepted the proclamation on behalf of the National League of Cities and will forward it to them.

There were no citizen comments.

CORAL GALLERIA – PART FOUR ~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported this is a re-subdivision of Lot 1, Coral Galleria – Part Three into five lots in order to build a self-service car wash on Lot 1, Coral Galleria – Part Four. Kessler noted the design has the car wash and detailing totally enclosed by the building. Vehicles will enter the lot from James street and use one of three pay station lanes. They will proceed to the carwash entrance on the northside of the building and run through it exiting the southside of the building where they can exit the lot back onto James Street or take a U-Drive and enter the west side of the building from the south to detail their vehicles and then exit the building and follow the drive to exit onto James Street. There will be a berm to shield the building from James Street and on the northside there will be light screening along the railroad tracks. Landscaped islands will be around the building. Kessler showed the elevations for the building and it complies with the original design and building material covenants from when the PUD site plan was first approved by the Council years ago. The building will have a staggered roofline and will use stone, brick and cement board siding. The Planning & Zoning Commission voted 6-0 for the Council to approve the Amended Preliminary Plat, Amended PUD-A Site Plan, Final Plat for Coral Galleria – Part Four and PUD-B Site Plan for Lot 1, Coral Galleria – Part Four contingent on the building design for the car wash being compliant with the design and material standards in the covenants and agreeable with the City Council. Lundell thanked the City staff and developer for working together on this development.

Lundell declared this the time for a public hearing on the Amended PUD-A Site Plan and the PUD-B Site Plan for Coral Galleria - Part Four. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2019-121

Resolution approving the Amended Preliminary Plat for Coral Galleria – Part Four, Coralville, Iowa was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-122

Resolution approving the Amended PUD-A Site Plan for Coral Galleria – Part Four, Coralville, Iowa, was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-123

Resolution approving the Final Plat for Coral Galleria – Part Four, Coralville, Iowa, was introduced by Gill, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-124

Resolution approving the PUD-B Site Plan for Lot 1, Coral Galleria – Part Four, Coralville, Iowa, was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

IRL PUBLIC IMPROVEMENTS 2019 ~ PUBLIC HEARING

City Engineer Dan Holderness reported this project will improve E. 9th Street between 1st Avenue and the Quarry Road Roundabout in 2019 and in 2020 it will improve E. 2nd Avenue between E. 7th Street and E. 9th Street in anticipation of the Xstream Arena opening in August 2020.

Lundell declared a public hearing on the on the plans, specifications, estimate of cost and form of contract for the IRL Public Improvements 2019. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2019-125

Resolution approving the plans, specifications, estimate of cost and form of contract for the IRL Public Improvements 2019, was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

City Engineer Dan Holderness reported two bids were received on July 16th and the low bid is from Boomerang Corp out of Anamosa, Iowa for \$4,777,444.20. This bid is 9% above the engineer's estimate. Staff does not recommend any action on the bids at this time and ask to come back next meeting to recommend an action. Lundell asked about the second bidder. Holderness responded it was Streb Construction Co., Inc. of Coralville and their bid was \$4,991,293.90.

2018 INTERNATIONAL BUILDING CODES

After the Ordinance was read Councilpersons Jill Dodds and Tom Gill asked if there were any big changes with the amendments. Kessler responded the amendments are the same ones made with the 2015 Editions with some removed because they are incorporated into this Edition.

ORDINANCE NO. 2019-1009 An ordinance amending the Code of Ordinances of the City of Coralville (2011), as previously amended, and adopting by reference the International Building Code; the International Residential Code; the State Mechanical Code; the State Electrical Code; the State Plumbing Code; the International Swimming Pool and Spa Code; and the International Property Maintenance Code; 2018 Editions, was introduced by Gross, seconded by Dodds for 1st consideration. A roll call vote was taken. Motion carried.

2018 INTERNATIONAL FIRE CODE

After the Ordinance was read, Fire Chief Orey Schwitzer noted a lot of amendments made in the 2015 Edition were removed because they have been incorporated into the 2018 Edition. The remaining amendments are the same as before and were worked on by Coralville, Iowa City and North Liberty Fire Departments so they are on the same page. Most of the amendments clarify how all three communities

interpret the Fire Code. Lundell asked to consolidate the second and third readings of both sets of Codes next meeting.

ORDINANCE NO. 2019-1010 An ordinance amending the Code of Ordinances of the City of Coralville (2011), as previously amended, adopting the International Fire Code, 2018 Edition as the Fire Code for the City of Coralville and amending Chapter 35 of said Code of Ordinances regarding fire prevention and protection, was introduced by Gill, seconded by Foster for 1st consideration. A roll call vote was taken. Motion carried.

28E AGREEMENT

After the resolution was read, Councilperson Mitch Gross informed everyone there will be a public input aspect to this analysis which will help figure out transfer points, fares and routes so this will be a good time to make sure their voices are heard. Foster asked about the timing of this analysis. Director of Parking & Transportation Vicky Robrock responded there is no formal schedule yet but they expect the analysis to be done in a year so they have time to implement some of the suggestions. They have asked for some of the route studies to be delayed until students are back. Gill asked what Coralville hopes to achieve with this analysis. Robrock responded it has been a while since all three agencies looked at their routes and there is a need to coordinate with the other transit systems. They would like to improve routes and make it easier to go between systems. Coralville needs to see if the routes can be more efficient with the hours they are running, find out if they are at the appropriate headways, and how revenues and federal and state grants will be affected by tweaks to the system. The total cost is not to exceed \$225,666.00 and Coralville's share will be \$22,566.60.

RESOLUTION NO. 2019-126

Resolution approving a 28E Agreement with Iowa City Transit and U of I Cambus regarding a Comprehensive Transit Operations Analysis, was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

BOARD APPOINTMENT

Motion by Gross, seconded by Gill to concur with the recommendation of Mayor John A. Lundell for the following appointment, with a term ending December 31, 2019:

Board of Adjustment:

Sean Pearl 803 19th Avenue 2019

Motion carried.

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

- a) Approve minutes for the July 9, 2019 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Casa Azul**: Eff. 08/14.
- c) Approve Class C Liquor License with Sunday Sales for **Applebee's Neighborhood Grill & Bar**: Eff. 08/03.
- d) Approve payment to the **Iowa City/Coralville Area Convention & Visitors Bureau** for the 1st half of their share of the Fiscal Year 2019 hotel/motel tax: \$269,000.00.
- e) Approve payment to **Carew Landscaping & Trucking** for the Aquatic Center Project (#36197): \$5,875.00.
- f) Approve payment to **Iowa Prison Industries** for Coralville Marriott Hotel and Conference Center to refurbish hotel room headboards, sideboards and cocktail tables (P.O. #07202018ROOMS): \$7,000.00.
- g) Approve payment to **Veenstra & Kimm, Inc.** for:

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| i) | Sanitary Sewer Flow Metering & Modeling 2019 (#3) | \$383.22 |
| ii) | Highway 6 & I-80 Water Main Relocation (#6) | \$804.50 |
| iii) | Wastewater Treatment Plant Impr. 2017 – Resident Review (#13) | \$12,769.86 |
| iv) | Wastewater Treatment Plant Impr. 2017 – Gen. Services (#15) | \$21,600.00 |
| h) | Approve payment to HR Green, Inc. for: | |
| i) | Flood Protection, System (#127643) | \$672.70 |
| ii) | Iowa River Landing – E. 2 nd Avenue Utility Improvements (#127645) | \$16,111.32 |
| iii) | IRL Public Infrastructure Improvements 2 nd Ave. 2018 (#127644) | \$8,962.50 |
| i) | Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to RDG Planning & Design for South of E. 9 th Street Arena Design 76% (#45287): | \$9,337.49. |
| j) | Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to Burritt Design for IRL ICSC 2019 (#582): | \$1,200.00. |
| k) | Approve payment of Iowa River Landing Invoice as approved by Kappa Advisors, LLC to Pappageorge Haymes, Ltd. for IRL Master Planning LOD's & CAD Services: | |
| i) | November 2018 Services (#133219) | \$13,236.96 |
| ii) | December 2018 Services (#133330) | \$8,609.80 |
| iii) | January 2019 Services (#133378) | \$14,341.44 |
| iv) | February 2019 Services (#133423) | \$14,588.13 |
| v) | March 2019 Services (#133542) | \$16,379.13 |
| vi) | April 2019 Services (#133582) | \$11,431.14 |
| vii) | May 2019 Services (#133694) | \$9,879.88 |
| l) | Change Order #9: +\$30,552.00; and Pay Estimate #15: \$125,142.32; to Langman Construction for 1 st Avenue Improvements – 6 th St. to 9 th St. | |
| m) | Approve Pay Estimate #2 to Dave Schmitt Construction for IRL E. 2 nd Avenue Improvements – Utilities: \$171,340.29. | |
| n) | Approve Pay Estimate #16 to Peterson Contractors, Inc. for Coral Ridge Avenue Improvements Phase 2: \$184,692.56. | |
| o) | Approve attendance of Rob Swank to the MOCIC Annual Conference in Duluth, MN from August 20-23, 2019: \$1,079.77. | |
| p) | Approve Bill List for July 23, 2019. | |

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

City Engineer Dan Holderness reported on the Coral Ridge Avenue Improvements Project. The new signals at Forevergreen Road have been activated and the old signals have been removed. They are working on the intersection landings and they will begin work on the 17 bioswales on the east side of Coral Ridge Avenue which will take about two weeks to complete. Then they will move to the 10 bioswales on the west side of Coral Ridge Avenue, which will take another week to week and a half to complete. Staff continues to work on working with the contractor to get the project done as soon as possible. On the Latitude Project E. 7th Street between 1st Avenue and E. 2nd Avenue, the roundabout and a portion E. 2nd Avenue south of E. 7th Street has a majority of the street paving completed. They are working on the tie ins and brick laying for the roundabout, but they still have to start on the sidewalks. Work on the two asphalt overlay projects talked about last week will begin soon and they will be completed before the school year begins. When they have a firm schedule, they will send out press releases to inform everyone.

Asst, City Administrator Ellen Habel reported on homeowner assistance for housing rehabilitation in the form of a five-year forgivable loan. This year's funding is coming from the Federal Home Loan Bank and the program is being administered by the Housing Trust Fund of Johnson County. The funds for this program go quickly so those interested should call Ellen at the Housing Trust Fund of Johnson County as early as possible at (319) 358-0212

Mayor John A. Lundell noted the evening of August 6th is "National Night Out" which is organized by the Police Department who coordinates visits from firefighters, policemen and the Council because they try to stop by all of the parties. Saturday, August 10th is the 5th Street Social starting at 4:00 PM where there will

be local bands and food vendors and a beer garden. Lundell received an email from Gloria Sando of 1706 Oak Lake Park Road which is one of a group of homes that have septic systems and are not served by City sewer. She asked if the City can look to see if anything has changed that would allow them to be hooked up to City sewer. Lundell asked City staff to look into it since it has been a few years.

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

Councilperson Jill Dodds updated everyone on the City lunch/snack program which is doing well and added seven new families. Dodds thanked the Coralville Community Food Pantry for partnering with the City on this program. Dodds reported the Coralville Food Pantry will once again sponsor the Kona Ice Party at their building for the 5th Street Social and will sponsor the second music stage featuring New Dawn which is a local band made up of Regina students. The West High Cheerleaders will be do face painting at the 5th Street Social. Dodds stated she was interested in Iowa City's climate action plan that Councilperson Mitch Gross requested at the Joint Meeting and she thought this is a good time to review City ordinances and see what the City can do in regards to renewable energy like solar and wind and a climate action plan.

Councilperson Tom Gill had nothing to report.

Councilperson Mitch Gross reported the two things that he took in at the Joint Meeting were climate change and Iowa City's Hate Crime Ordinance. Gross would like to see how Coralville can work with the other communities to see where there is some overlap and what we can do, because just one community isn't as effective as several working together. Gross would like to explore Iowa City's Hate Crime Ordinance, especially with the number of crimes that meet the criteria for a hate crime in Johnson County. Gross presented Fire Chief Orey Schwitzer with a \$500.00 check from the Big White Church he received as Mayor Pro-tem over the 4th of July to recognize the good work the Fire Department does in the community and for their 90th Anniversary.

Councilperson Meghann Foster, is also interested in the Hate Crime Ordinance from the Joint Meeting, because she would like to send a message that that behavior is not acceptable in our community and people can come here and not worry about these types of incidents. Foster encouraged everyone to participate in the Battle of the Badges Blood Drive starting tomorrow from 2:00 PM to 6:00 PM and Thursday from 10:00 AM to 2:00 PM at the Coralville Public Library. Last year she donated on behalf of the Fire Department and this year she will donate for the Police Department to be fair.

Motion by Gill, seconded by Dodds to adjourn at 7:02 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk