

**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, August 27, 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, 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; City Engineer Dan Holderness; Building & Zoning Official Jim Kessler; Finance Director Tony Roetlin; Police Chief Shane Kron; Police Lieutenants Deb Summers and William Clarahan; Police Sergeants Juan Coleman and Jereme Sutton; Police Officers Trent Geer, Luke Seele, Tim Yoder, Mike Wright, Mike Mrstik, Chris Kapfer, Meleah Droll and Merton Roehler; Communications Specialist Jon Hines; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Goodrich to approve the agenda. Motion carried.

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

There were no citizen comments.

Police Chief Shane Kron introduced Trent Geer who is from Treynor, Iowa and became a certified Iowa law enforcement officer in November 2018 through Hawkeye Community College, completed his field training two weeks ago and is now assigned to late nights; Tim Yoder is from Kalona, Iowa and graduated from the Iowa Law Enforcement Academy on August 16th and is currently in field training; and Luke Seele is from West Liberty, Iowa and also graduated from the Iowa Law Enforcement Academy on August 16th and is currently in field training. Mayor John A. Lundell swore them in as a Police Officers for the City of Coralville, Johnson County, Iowa and congratulated them.

IOWA RIVER LANDING IMPROVEMENTS PROJECTS 2019

City Engineer Dan Holderness reported bids were originally received on July 16th and they were rejected at the August 13th Council Meeting. Engineering Staff proposes splitting the project into two separate projects in order to receive lower overall bids because more contractors will be able to bid; two contractors can be working on their respective projects at the same time and both projects have a better chance of being completed on their respective schedules. The Iowa River Landing Public Improvements 2019 – East 9th Street will construct improvements to E. 9th Street between 1st Avenue and the Quarry Road Roundabout. The Iowa River Landing Public Improvements 2020 – East 2nd Avenue will construct surface improvements on E. 2nd Avenue between E. 7th Street and E. 9th Street. Holderness proposed setting public hearing for September 10, 2019 and the bid letting for 11:00 AM, September 10, 2019 with action being taken at the September 10th Council Meeting. If the bids are approved construction for the East 9th Street project will start in October of 2019 and construction for the East 2nd Avenue project can begin in April of 2020. The East 9th Street and a majority of the East 2nd Avenue projects will be completed by July 22, 2020 and the remainder of the East 2nd Avenue project will be completed in November of 2020. Landscaping will be completed in the Spring on 2021.

RESOLUTION NO. 2019-130

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract; ordering bids; setting a date for the receiving of said bids; and directing posting of the bid letting; all for the Iowa River Landing Public Improvements 2019 – East 9th Street, was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-131

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract; ordering bids; setting a date for the receiving of said bids; and directing posting of the bid letting; all for the Iowa River Landing Public Improvements 2020 – East 2nd Avenue was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

SPEED ZONES AMENDMENT

ORDINANCE NO. 2019-1011 an Ordinance establishing Speed Limit Zones on Deer Creek Road, for 2nd consideration, was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Motion carried.

FEASIBILITY STUDY FOR A STREAM BANK MITIGATION PROJECT

After the resolution was read, City Administrator Kelly Hayworth explained this study will look at the Iowa River and Iowa River Power dam area in regards to a new program backed by the Iowa DNR and U.S. Army Corps of Engineers which creates the ability to have a Stream Bank Restoration Program that sets aside a bank of land just like wetlands which can create funds for improvements along the river banks and edges and hopefully the nearby greenspaces and park areas as well. This study will look at the feasibility to do this for the future and provide a report so the Council can decide whether to proceed with this based on the cost estimates and additional revenue potential. This agreement is not to exceed \$35,000.00

RESOLUTION NO. 2019-133

Resolution approving an Agreement with Impact7G for a feasibility study for a Stream Bank Mitigation Project on the Iowa River.

ELECTRIC VEHICLE CHARGING SITE HOST

After the resolution was read, Hayworth reported this is a program by MidAmerican Energy Company to place quick charging Electric Vehicle Charging Sites across the main corridors in Iowa to encourage people to buy electric cars. The existing Stations in the Iowa River Landing are not quick charging. Parking and Transportation Director Vicky Robrock and Asst. City Administrator Ellen Habel worked on the applications that MidAmerican Energy will review and decide where to place the charging sites. Lundell asked if the Tesla Charging Stations at Hy-Vee brand specific and staff thought they are.

RESOLUTION NO. 2019-134

Resolution approving an Application to MidAmerican Energy Company to be an Electric Vehicle Charging Site Host.

AMENDMENT TO MALL AND HIGHWAY 6 URBAN RENEWAL PLAN

After the resolution was read, City Attorney Kevin Olson explained this adds Lot 1, IRL Parkview Subdivision to the Urban Renewal Plan. The Developer's Agreement will include a 75% rebate of property taxes over the term of the agreement in exchange for the developer installing all the public improvements. The consultation will be 2:00pm August 30, 2019, and the public hearing will be September 10, 2019. If the Council approves the Amendment the Developer's Agreement will be on the same agenda for consideration and if approved construction can begin on Lot 1, IRL Parkview.

RESOLUTION NO. 2019-135

Resolution setting a date for consultation and a date for a public hearing on Amendment No. 12 to the Coralville Amended and Restated Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area.

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

- a) Approve minutes for the August 13, 2019 Coralville City Council Regular Meeting.
- b) Approve **new** Special Class C Liquor License with Sunday Sales for **Nile Ethiopian Restaurant**: Eff. 08/21.
- c) Approve Class E Liquor License with Sunday Sales for **Kum & Go #521**: Eff. 09/15.
- d) Approve Class B Liquor License with Outdoor Service and Sunday Sales for **SpringHill Suites Coralville**: Eff. 9/15.
- e) Approve Class E Liquor License with Sunday Sales for **Hy-Vee Food Store #2**: Eff. 9/15.
- f) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Hy-Vee Market Grille**: Eff. 9/15.
- g) Approve **New** 5-day Class B Beer Permit with Outdoor Service for **Fry Fest**: Eff. 08/30.
- h) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel and Conference Center to repair refrigerant leak on rooftop unit #3 (P.O. #05152019ENG) \$3,728.00
- i) Approve payment to **Walsh Door & Security** for Coralville Marriott Hotel and Conference Center to replace hinges on existing aluminum doors (#740845) \$917.88
- j) Approve payment to **Coralville Marriott Hotel and Conference Center** for FF&E invoice from Amazon and Jeamsworld for 6 Point of Source Cooler Conversion units and filters (#11367705730111451): \$2,783.56
- k) Approve payment to **AVES Audio Visual Systems, Inc.** for Coralville Marriott Hotel and Conference Center to:
 - i) Shure Digital Wireless Combo System (P.O. #04292019BQT) \$2,625.68
 - ii) 2 Heavy Fastfold Screens & Accessories (P.O. #04302019BQT) \$10,752.83
- l) Approve payment to **Mechanical Service, Inc.** to repair plugged drain and Wastewater (#23332): \$12,070.67.
- m) Approve payment to **Streb Construction Co., Inc.** for emergency pavement repair at Brown Deer (#201900618): \$21,061.50.
- n) Approve Change Order #7: +\$37,502.79; and Pay Estimate #17: \$419,521.75; to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements – Phase 2.
- o) Approve Pay Estimate #2 to **Maxwell Construction, Inc.** for 1507 Brown Deer Storm Sewer Repair: \$18,148.80.
- p) Accept bid and approve purchase of one articulating wheel loader (CAT 956M) from **Altorfer, Inc. of Cedar Rapids, IA**: \$152,659.00. (This is the government bid price.)
- q) Approve attendance of Josh VanBrocklin at the Open Sites Rifle Instructor School in Johnston, Iowa from September 8-13, 2019: \$1,523.95.
- r) Approve attendance of Chad Bender to K9 Handler Training in Harrison, MI from September 3-28, 2019: \$2,075.96.
- s) Approve Treasurer Reports for December 2018, January 2019 and February 2019.
- t) Approve Bill List for August 27, 2019.

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

Receipts for the month of December were General: \$1,542,447.29; Road Use: \$254,991.66; Police Grant: \$485.96; Employee Benefits: \$32,974.61; Iowa River Landing Operation: \$468,811.05; TIF-12th Avenue: \$34,736.36; TIF-Oakdale: \$13,198.42; TIF-Mall/Hwy 6: \$106,952.16; Debt Service: \$63,820,714.61; Rental Properties: \$6,123.00; Iowa River Landing: \$90,591,079.51; Brownfields: \$287.90; 1st Avenue Area: \$1,680,564.60; Water Improvements: \$16,423.61; Wastewater Improvements: \$1,575,000.36; Trust & Agency: \$3,974.22; Perpetual Care: \$375.00; Water: \$247,097.17; Sewer: \$2,646,356.17; Parking: \$524,922.72; Solid Waste: \$104,319.83; Transit: \$148,644.74; Storm Water: \$49,347.07; Hotel: \$248,894.92. Total receipts for December 2018 were \$164,118,722.99 and of this \$346,795.12 were property tax.

Receipts for the month of January were General: \$1,743,867.03; Road Use: \$266,480.34; Police Grant: \$205.01; Employee Benefits: \$42,893.62; Iowa River Landing Operation: \$116,220.06; TIF-12th Avenue:

\$5,543.92; TIF-Oakdale: \$243.55; TIF-Mall/Hwy 6: \$27,759.99; Debt Service: \$41,643.06; Special Assessment: \$7,113.87; Rental Properties: \$13,477.14; Iowa River Landing: \$1,408.29; Brownfields: \$981.91; Water Improvements: \$273,751.24; Wastewater Improvements: 629,586.77; Trust & Agency: \$17,606.77; Perpetual Care: \$425.00; Water: \$525,805.79; Sewer: \$1,006,712.23; Parking: \$457,053.19; Solid Waste: \$122,736.25; Transit: \$129,458.32; Storm Water: \$291,859.45; Hotel: \$236,757.89. Total receipts for January 2019 were \$5,959,590.69 and of this \$267,687.86 were property tax.

Receipts for the month of February were General: \$1,095,739.15; Road Use: \$268,156.67; Police Grant: \$6,059.71; Employee Benefits: \$21,747.54; Iowa River Landing Operation: \$224,895.06; TIF-12th Avenue: \$11,082.74; TIF-Oakdale: \$62,305.90; TIF-Mall/Hwy 6: \$399,166.28; Debt Service: \$28,644.05; Rental Properties: \$25,284.57; Iowa River Landing: \$9,526.40; Brownfields: \$236.65; 1st Avenue Area: \$435,521.80; Trail Improvements: \$267,131.78; West Land Use: \$6,949.90; Flood Mitigation: \$843,267.69; Wastewater Improvements: \$1,245,040.17; Trust & Agency: \$92,221.37; Perpetual Care: \$25.00; Water: \$248,961.58; Sewer: \$1,609,135.69; Parking: \$568,928.77; Solid Waste: \$368,461.43; Transit: \$204,765.05; Storm Water: \$79,879.38; Hotel: \$2,206,927.03. Total receipts for February 2019 were \$10,330,061.36 and of this \$227,459.69 were property tax.

City Engineer Dan Holderness reported all work on 1st Avenue between 6th Street and 9th Street is completed in the travel lanes and all five are open. In regards to the Latitude Project construction on East 7th Street between 1st Avenue and E. 2nd Avenue is done and now open. By the end of next week all the construction in the travel lanes of Coral Ridge Avenue Phase 2 will be completed and all the lanes and turn lanes will be open to traffic. On both the 1st Avenue and Coral Ridge Avenue projects there will be some punch list items that need to be completed and there could be minimal single lane closures to do them. The 10th Avenue Overlay project was done in three days and the 12th Avenue and Oakdale Boulevard Overlay project was completed in about a week and both are open to traffic.

City Administrator Kelly Hayworth thanked the Building Department, Engineering Department and Fire Department for doing a great job working with the owner, subcontractors and contractors to open the 600-bed Latitude project. The 11th Annual FryFest is this Friday and Hayworth thanked all of the City's partners, especially the Convention and Visitors Bureau. Hayworth noted the proceeds will go to 4thFest and the City gets a great event to kick off the fall season.

Mayor John A. Lundell welcomed Coralville's new Police Officers Trent Geer, Luke Seele and Tim Yoder. Lundell reminded everyone this coming Monday is Labor Day and a majority of City Offices will be closed including the Library, but the Coralville Recreation Center and Indoor Pool will be open and you can check the website for their hours. Garbage collection will be a day late next week because Monday is a holiday.

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

Councilperson Mitch Gross arrived at 6:50 PM.

Councilperson Meghann Foster reported the 40th Anniversary of Domestic Violence Intervention Program (DVIP) will be celebrated at the Coralville Marriott Hotel & Conference Center in the Oakdale Ballroom on Friday, September 20th starting at 7:30 PM. Tickets are on sale through littlevillagetickets.com. Foster asked to revisit January's Affordable Housing Discussion because the City has accomplished some of the goals in a draft of actions they could take in the community and she would like to finalize that document by the end of this year.

Councilperson Mitch Gross reported he just attended an Iowa City Community School District Board Meeting where a \$15 million project to refurbish Northwest Junior High School was discussed and approved 6 to 1. Gross was happy to represent the City as a key note speaker at the United Way of Johnson County Fundraising Kickoff.

Councilperson Tom Gill congratulated the Police Officers sworn in today and noted they are joining a fabulous and top-notch Police Department.

Councilperson Jill Dodds congratulated the new Police Officers. Dodds congratulated Morgan Hoeft, daughter of former Councilperson Bill Hoeft, and Dodds attended her swearing in as a Police Officer for the City of Cedar Falls. Dodds invited the public to join a City tour of current projects tomorrow at City Hall where the bus will leave at 4:30 PM.

Councilperson Laurie Goodrich also attended the United Way of Johnson County's Fundraising Kickoff and encouraged everyone to support them with donations as they support a lot of nonprofits in Coralville. Goodrich invited everyone to "Learn, Create and Imagine" at the Coralville Center for the Performing Arts Annual Meeting Tuesday, September 3rd at 5:00 PM.

Lundell added he had attended the Annual Meeting of the Housing Trust of Johnson County last Friday at the Urban Acres Facility where he heard from several agency and housing project leaders with interesting and educational presentations.

City Clerk Thorsten J. Johnson thanked Deputy City Clerk Kelly Lindsay for filling in last week when he was out of the office.

Motion by Gill, seconded by Foster to adjourn at 6:55 PM. Motion Carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk