

**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 the Iowa Children's Museum, 1451 Coral Ridge Avenue, Coralville, Iowa on Tuesday, September 11, 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, Gill, Dodds, Goodrich.

The following staff was present: City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; Asst. City Engineer Scott Larson; Building & Zoning Official Jim Kessler; Police Chief Shane Kron; Library Director Alison Ames Galstad; Director of Finance Tony Roetlin; Telecommunications Assistant Gavin Thomas; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Dodds to approve the agenda. Ayes: 5.

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

Mayor John A. Lundell observed a moment of silence on the Anniversary of the 9/11 terrorist attacks.

Lundell noted the proclamation for September 17-23, 2018 as "Constitution Week" will not be read because it was not submitted in time for tonight's meeting.

Lundell proclaimed September 2018 as "National Suicide Prevention Awareness Month." Communications and Development Director Sara Sedlacek of The Crisis Center thanked the Mayor and Council and accepted the proclamation. Sedlacek noted suicides have increased by more than 30% in the past 10 years in Iowa and it is time we all come together to talk about suicide, mental health awareness and ask the question "Are you okay?" It will take all of us to reduce the stigma to help people to reach out. Dunkhase and members of the "PLAYvolution" committee led everyone in a cheer and threw out beachballs

Lundell renamed Coralville to "Playville" for "PLAYvolution: from September 10-30, 2018. Executive Director Deb Dunkhase of the Iowa Children's Museum stated they were excited to have the Council Meeting at the museum and thanked the Mayor and Council for changing the name of Coralville to "Playville" for the fourth year in a row. Dunkhase noted that play is important for child development all over the world and studies back it up. Play is important for everyone and a lack of it results in certain types of behavior like being cranky, rigid, feel stuck in a rut, or feel the world is against us so that is why they want to start a "PLAYvolution" and have everyone play every day to change those behaviors and feelings.

Resident Don Brown addressed the Council during Citizen comments on behalf of himself, his wife Judy Barkalow and his neighbors on Brown Deer Road about a proposal to repair the storm water system that drains from Brown Deer Road into the drainage system that borders their property that will fix drainage issues resulting from the current system. Brown submitted a map of the area and a signed approval from all the adjoining property owners for the City to make the necessary repairs.

Vice Chairman Kelly Ruggles of the Coralville Community Food Pantry Board reported in August they served 397 families with 866 family visits and served 1,400 individuals distributing a little over 27,000 pounds of food. Ruggles invited the Council and staff to participate in the 1st Annual "Tee-off Against Hunger" on Friday morning, September 28th. Those interested can register on their website.

AUDITOR'S PARCEL 2016009

After the ordinance was read, Lundell opened up discussion to the Council. Councilperson Meghann Foster asked for clarification on the Land Use change and re-zoning the parcel. It was confirmed tonight

is just the second reading of the Land Use ordinance and the rezoning will happen after the third reading of this ordinance. A member of the audience asked to make a comment and Lundell told them this is not a public hearing and there was plenty of time to make comments at the public hearing last meeting and through several e-mails sent this week up to today. Lundell added there will be another public hearing for the re-zoning if this ordinance passes three readings, which would happen on September 25th according to City Attorney Kevin Olson. Olson noted because of the valid petitions already received the future rezoning ordinance will require a four-fifth's vote to pass. Councilperson Mitch Gross stated he will vote no on this ordinance because he believes this parcel should remain greenspace, however he is disappointed in the tone of some information received on this issue including wrongful characterizations of the developer Gary Watts and insinuations greed profits being the main drivers of this development. Foster stated she has lived and lives in several different areas of Coralville that have included a mixture of housing types including townhomes, condos and apartments and even though she shares concerns about the environmental impact of the development this is consistent with what has happened in the past and what is happening in the Bridgewater Subdivision and the West Land Use area. Foster added she was disappointed with the negative comments about people living in apartments and thinking they are people who don't care because it is not true. Foster stated she lived in an apartment when she was starting a family and knows of a young professional who lives in an apartment for the sense of community and not wanting to live alone. Councilperson Laurie Goodrich stated last time she felt the Planning & Zoning Commission lacked information and the discussion raised some issues that were unclear. Since then she and the Council have received plenty of information on sewer and environmental concerns, public discussion, petitions and traffic counts and she is now confident they are making a more informed decision tonight and she will vote yes. Councilperson Jill Dodds voiced concerns about the tone of recent e-mails with the use of words like transient and not in my back-yard arguments. Dodds added that mixed use communities can raise up everyone by allowing them to have their own home. Dodds defended developer Gary Watts and credited him with building several incredible developments and working with the City on them. Councilperson Tom Gill stated Coralville has always tried to make islands of property fit in and in order for this parcel to fit in with the surrounding area it needs to go through a PUD process and that is why he will vote yes. Lundell stated even though it is early to talk about what will be developed he has been told the multi-unit residential building will be owner occupied and not apartments. Gross compared this development with his neighborhood where there is a mix of residential uses, some commercial and woods behind him. He would be the first to preserve the woods behind his house but is all for developing a vacant lot near his neighborhood. Dodds stated the Parks & Recreation Commission and Department are proud of the parks in Coralville and are committed to planting and replacing trees, protecting wetlands and all of their areas as much as possible.

ORDINANCE NO. 2018-1018 An ordinance amending the Coralville Community Plan to reflect certain property generally known as Auditor's Parcel 2016009, Coralville, Iowa to be designated as Medium Density Residential Use in place of Parks/Greenspace Use, was introduced by Foster, seconded by Gill for 2nd consideration. A roll call vote was taken. Ayes: Gill, Dodds, Goodrich, Foster. Nays: Gross. Motion carried.

LOT 11, OAKDALE RESEARCH PARK AND AUDITOR'S PARCEL 2018053

ORDINANCE NO. 2018-1019 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 Lot 11, Oakdale Research Park and Auditor's Parcel 2018053 from I-1, Research/Office Industrial District, to I-PUD 1, Industrial Planned Unit Development One District, was introduced by Gross, seconded by Gill for 2nd consideration. Motion carried.

CROSSPARK ADDITION

Building & Zoning Official Jim Kessler reported this is a resubdivision of Lots 2 and 5 of Coral Ridge Commerce Park Phase Two into three commercial lots north of Wheaton Road. All three lots will have common access points off of Crosspark Road and utilities are in place. Crosspark Road will have a 5-foot sidewalk and Wheaton Road will have a 10-foot sidewalk on the north side. The Planning & Zoning

Commission voted 6-0 to recommend approval of the Preliminary and Final Plats for Lots 1-3, Crosspark Addition.

RESOLUTION NO. 2018-189

Resolution approving the Preliminary Plat for Lots 1-3, Crosspark Addition, Coralville, Iowa was introduced by Gill seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-190

Resolution approving the Final Plat for Lots 1-3, Crosspark Addition, Coralville, Iowa was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

JARAS SECOND ADDITION

Building & Zoning Official Jim Kessler reported the only change in this 6-lot subdivision is reconfiguring Lot 4 of Jaras Addition into Lots 3 and 4 so the existing smaller building on Lot 3 can have a separate owner and renumbering existing lots to the west of Lot 4. The owner of Lot 3 wants to use it as his office space and even though the lot is irregular it meets the rule that for every foot the lot is deep it must be three feet wide. The final plat will only include Lot 3. The Planning & Zoning Commission voted 6-0 to recommend approval of the Amended Preliminary Plat for Lots 1-6, Jaras Addition and the Final Plat for Lot 3, Jaras Second Addition.

After Resolution No. 2018-191 was read, Gill asked about the utility access for the lot. Kessler responded the water utility is across the street on 2nd Street and the are working with engineering on how to get sewer there. None of these utilities cross under the railway.

RESOLUTION NO. 2018-191

Resolution approving the Amended Preliminary Plat for Lots 1-6, Jaras Addition, Coralville, Iowa was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-192

Resolution approving the Final Plat for Lot 3, Jaras Second Addition, Coralville, Iowa was introduced by Foster, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

STEPPING STONE RIDGE

Building & Zoning Official Jim Kessler reported this two-lot residential subdivision is on the east side of 12th Avenue south of the Kempf Subdivision. This will split the triangular parcel in half and it is already zoned properly. Sewer is available along 12th Avenue on the east side but water runs on the west side. The Planning & Zoning Commission voted 6-0 to recommend approval of the Preliminary and Final Plats for Stepping Stone Ridge.

RESOLUTION NO. 2018-193

Resolution approving the Preliminary Plat for Stepping Stone Ridge, Coralville, Iowa was introduced by Gross, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-194

Resolution approving the Final Plat for Stepping Stone Ridge, Coralville, Iowa was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

GUEST WELCOME CENTER

After the resolution was read. City Administrator Kelly Hayworth stated Coralville has had a Guest Welcome Center Kiosk in the mall ever since it opened and this is the first renewal of the sponsorship agreement with the Iowa Children's Museum who has done a wonderful job. This three-year agreement is not to exceed \$50,000.00 per year and the cost has not increased. There are a lot of visitors to the mall and they ask about a lot of area attractions at the kiosk. Gill thanked the Children's Museum for all the work they do and he thinks we are getting a bargain with this service. Gross commended the museum on their excellent service. Dunkhase stated the museum is thrilled to provide the service.

RESOLUTION NO. 2018-195

Resolution approving a Sponsorship Agreement with the Iowa Children's Museum regarding the operation of the Guest Welcome Center at Coral Ridge Mall was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING RETAIL LEASE AGREEMENT

City Attorney Kevin Olson stated this is the first lease for space in Iowa River Landing Building G. Gross asked if this is the first restaurant for the owners and Hayworth responded they also own Marquee Pizza in the Iowa River Landing so this will be their second restaurant. Olson added their will be more information before the public hearing and final vote on the lease at the October 9th Council Meeting.

RESOLUTION NO. 2018-196

Resolution of intent to dispose of an interest in real property and soliciting alternate proposals for the leasing of an approximate 4,038 square foot space at 211 E. 9th Street was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the August 28, 2018 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Texas Roadhouse**: Eff. 09/28.
- c) Approve Class C Liquor License with Sunday Sales for **La Place**: Eff. 09/30.
- d) Approve Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for **ReUnion Brewery (Mondo's)**: 10/01.
- e) Approve Class E Liquor License with Carryout Beer and Wine and Sunday Sales for **Wal-Mart Supercenter #2827**: Eff. 10/01.
- f) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Old Chicago**: Eff. 10/01.
- g) Approve Special Class C Liquor License for **Chez Grace**: Eff. 10/02.
- h) Approve Class C Liquor License with Sunday Sales for **Haveli Indian Cuisine**: Eff. 10/05.
- i) Approve Class E Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales for **The Depot Coralville**: Eff. 10/08.
- j) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Marquee Pizzeria**: Eff. 10/09.
- k) Approve payment to **Van Meter Inc.** for LED ROI Replacement (#07182018LED):
 - i) Invoice #S010273892.004 \$10,863.69
 - ii) Invoice #S010273892.003 \$9,418.75
- l) Approve payment to **FLR Sanders** for sanding and finishing Gym floor (#4187): \$13,370.00.
- m) Approve payment to **L.L. Pelling Co.** for the Old Highway 6 Street Lighting:
 - i) Asphalt patch (#20867) \$20,800.00
 - ii) Pavement scarification and HMA overlay (#20667) \$33,890.75
- n) Approve payment to **Design Force Corporation** for Marriott interior design:
 - i) Invoice #5088 \$3,000.00
 - ii) Invoice #5001 \$6,125.00

- iii) Invoice #5163 \$794.77
- o) Approve payment to **Creative Software Services, Inc.** for Iowa River Landing Building G (#TT_2024): \$2,875.00.
- p) Approve payment to **CAJ Enterprises, Inc.** for:
 - i) Iowa Arena infrastructure and tree removal (#20348) \$11,200.00
 - ii) Clear Creek South Floodwall Phase 2 sign removal (#20347) \$2,400.00
 - iii) 921 Hughes Street Demolition (#20349) \$9,450.00
- q) Approve payment to **Watts Development Group, Inc.** for Workforce Housing Tax Credit Program:
 - i) Riverview Plaza Building #1(#1076) \$39,000.00
 - ii) Iowa River Landing Building G (#1077) \$38,000.00
 - iii) Old Town Complex (#1078) \$72,000.00
- r) Approve payment to **Terracon Consultants, Inc.** for:
 - i) 1st Avenue Reconstruction, 6th St. to 9th St. (#TA91265) \$2,402.00
 - ii) Iowa Arena Earthwork Monitoring (#TA90283) \$6,258.48
 - iii) Iowa Arena at IRL (#TA92048) \$5,031.00
 - iv) 802 Quarry Road (#TA90343) \$2,915.00
- s) Approve payment to **HR Green, Inc.** for UIHC Walkway Construction Observation (#120372): \$355.21.
- t) Approve payment to **Impact7G** for Iowa River Floodwall Wetland Mitigation (#12276): \$233.75.
- u) Approve Pay Application #2 to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements 2017: \$564,399.29.
- v) Approve Partial Payment #6 to **Iowa Bridge & Culvert, LC** for Clear Creek Trail Phases 6 & 7: \$37,668.01.
- w) Approve Change Order #3: +\$10,833.00; and Pay Estimate #6: \$1,660,528.87; to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements Phase 2.
- x) Approve quotation and purchase of 2018 Ram 2500 ¾ ton pickup truck from **Junge Dodge and Ford in Center Point, Iowa** for the Water Department not to exceed \$26,864.00.
- y) Approve Bill List for September 11, 2018.

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

City Engineer Dan Holderness reported rain slowed down progress on both street projects the last couple of weeks but with the improved weather work has speeded up. On 1st Avenue they poured the southbound two lanes from just south of the BP Amoco drive to the railroad tracks. This week they plan to finish the southbound lanes, the west half of the center turn lane and complete the sidewalks, retaining walls and brick pavers at the 1st Avenue/6th Street intersection so it can open early next week. The hardscape should be completed this winter with the landscape and planting being completed next spring. On the Coral Ridge Avenue project, they have all of the southbound two lanes poured from Forevergreen Road to Oakdale Boulevard and transferred the detour route onto the new paving. They have removed the two eastside lanes of Coral Ridge Avenue and are preparing them for paving. Half the northbound lanes south of Wheaton Road have been paved and they should be completely paved this week. By the end of September or early October they hope to transfer traffic to the new paving on Coral Ridge Avenue. The hardscape for this project should be done in November. Lundell asked if opening traffic at the 1st Avenue/6th Street intersection will slow down traffic on 1st Avenue. Holderness responded they think with the traffic signals in place it will help the traffic and provide better access to the 6th Street neighborhood. Holderness stated they plan to have both projects fully open to vehicle and pedestrian traffic with all the paving, traffic signals, signage and lighting in place. They will come back in the spring to finish the plantings and landscaping. Goodrich asked what the speed limit is on 1st Avenue. Holderness responded it is 25 mph and he asked drivers to obey the speed limit and look out for construction workers who are concentrating on their work and not traffic. Olson added the minimum fine for speeding in a construction zone is \$350 and the highest is \$1,390.

City Administrator Kelly Hayworth thanked the Iowa Children's Museum for hosting tonight's meeting and noted there will be a tour of improvements after the meeting. Kelly added the improvements are possible

because General Growth, now Brookfield, the owners of the mall, have extended the museum's lease for 10 years. It is a great partnership and facility and Coralville is lucky to have them here. Hayworth thanked Telecommunications Coordinator Eric Dickerson for his nine plus years of service and improving the running of CoralVision. Hayworth wished him good luck as he will be leaving the City for future endeavors. Hayworth reported a lot of staff; the Mayor and Council will be heading to the Iowa League of Cities conference in Council Bluffs tomorrow. Lundell will be officiating the meeting and ending his one-year term as President of the Iowa League of Cities at the end of the conference.

Mayor John A. Lundell noted the year as League President has gone by fast and the Conference will return to Coralville in 2020. Lundell added he will hand over the office to Scott Naumann a council member from Bettendorf. Lundell announced Mayor's Cleanup Week is the 1st week of October on your regular garbage day and Shred Day is from 8:00 A.M. to noon on Saturday, October 13th in the Aquatic Center parking lot.

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

Councilperson Laurie Goodrich thanked the Iowa Children's Museum for hosting and inviting them to see the improvements being made. Goodrich thanked Dickerson for his service and wished him good luck on his future endeavors.

Councilperson Jill Dodds thanked Dickerson for his professionalism, painting Coralville in the best light and for everything he has done. Dodd invited everyone to attend the ground breaking at 10:30 A.M Friday by the Rotary Club and Take a Kid Outside for a shelter and fireplace at Rotary Camp Park they are building for the City. Sunday, September 30th from 2:00 to 4:00 P.M. there will be a grand opening for the Altmaier Family Park and Frisbee Disc Golf Course. Dodds stated she heard from a Kirkwood family the City is taking back a crosswalk and they would no longer be able to use it. Lundell and Hayworth did not know anything about it but will look into it. Dodds reminded everyone to play.

Councilperson Tom Gill congratulated Dickerson on his new endeavor and stated he liked having the meeting at the Iowa Children's Museum.

Councilperson Mitch Gross also liked having the meeting at the museum. Gross thanked Dickerson for his service and congratulated him. Gross reminded everyone Dickerson received a prestigious Convention and Visitors Bureau award a few years ago for all he does for the community. Gross asked about the fines for running a school bus stop sign because he saw a grey van do it earlier today. Olson responded \$315 with an automatic 30-day suspension of their driver's license. Gross thanked Asst. City Administrator Ellen Habel for her Affordable Housing presentation at the last work session and he hopes to work on an action plan to attain more affordable housing. Gross asked how many City employees earn just the minimum wage. Hayworth responded it is not many but he will check on it.

Councilperson Meghann Foster asked drivers to slow down and stop for school busses because she puts her five-year old on one every morning and she would like all of the children that ride busses to be safe. Foster stated Dickerson will be missed and thanked him for all his community outreach and helping with government transparency. Foster invited everyone to the Coralville Community Food Pantry Community Meal on September 21st at 5:00 P.M. at the Coralville Public Library. Foster enjoyed having the meeting at the museum and noted how important the museum has been to her family and five children.

Motion by Gill, seconded by Goodrich to adjourn at 7:25 P.M. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk