

**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, September 24, 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: Gill, Dodds, Goodrich. Absent: Foster, 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; Police Chief Shane Kron; Library Director Alison Ames Galstad; Asst. Library Director Ellen Hampe Alexander; Communications Specialist Jon Hines; City Clerk Thorsten J. Johnson.

Mayor John A. Lundell noted Councilpersons Meghann Foster and Mitch Gross were absent but he expected them to arrive soon.

Motion by Gill, seconded by Goodrich to approve the agenda amending item 14 to read \$492,368.03 instead of \$500,315.00. Motion carried.

Votes are 3 Ayes and 2 Absent for Motions, Resolutions and Ordinances unless otherwise noted.

There were no citizen comments.

Councilperson Mitch Gross arrived at 6:32 PM. Votes are now 4 Ayes and 1 Absent for Motions, Resolutions, and Ordinances unless otherwise noted.

Mayor John A. Lundell recognized Lisa Martin for her 27 years of service on the Library Board of Trustees and 13 years of service on the Coralville Public Library Foundation Board of Directors. Lundell noted they had wished to present this to Martin, but she passed away last week, but her family is here to receive it. Lisa Martin's husband Mike Martin received the Certificate of Appreciation on behalf of his wife. Martin stated besides Lisa's family and work at EPI her work at the Library was the most important thing to her. Martin appreciated this recognition of his wife's efforts. Library Director Alison Ames Galstad expressed he deep appreciation for Lisa Martin's service to the Library and her knowledge of the needs of the community, background and general outlook for library service. Ames Galstad noted Martin had been on the Board of Trustees the entire time she has been Director and half of the 54 years the Library has been around, so her impact has been significant and she will be missed. Councilperson Mitch Gross was impressed with how well Lisa's memorial service encapsulated who she was so poignantly. Gross added Martin embodied what is was to be a public servant and how she and Mike were one of twenty people he had to meet when running for City Council the first time because of how much they did for and were involved in the community. Gross thanked the family for sharing her with the City. Lundell noted several current and previous members of the Library Board of Trustees were present.

Councilperson Meghann Foster arrived at 6:42 PM. Votes are now 5 Ayes for Motions, Resolutions, and Ordinances unless otherwise noted.

Lundell proclaimed October 2019 as "Domestic Violence Awareness Month" and Director of Community Engagement Alta Medea Peters and Advocate for Johnson County Nadia Doubiany of Domestic Violence Intervention Program (DVIP) accepted the proclamation and provided the council with information and a calendar of events for next month. Medea Peters thanked the Mayor and Council for the proclamation and their support and funding over the years. Medea Peters reported they have been able to help ten more people in Coralville over the past year because of increased funding allowing them to take more applicants. Medea Peters noted the more people that hear about them the more likely victim survivors get their phone number 1-800-373-1043 so they can receive the safety planning and resources they need to

find safety. Dobianny reported she works with law enforcement and the courts to provide services and support to survivors and victims of domestic violence. Dobianny added she provides counseling, safety planning, crisis intervention and is working closely with the Iowa City Police Department on the Domestic Assault Response Team and other law enforcement agencies in Johnson County including the Coralville Police Department. DVIP also has a shelter that houses 40 people including children and a 24 hour, 7 day a week crisis line which is often how people reach them the first time. Councilperson Meghann Foster is proud to be a first year Board Member of DVIP and she is impressed with the work they do. Foster noted the 40th Anniversary Celebration last Friday was a huge success and she thanked Medea Peters and her staff for all the work they do in the community. Lundell thanked DVIP for their work in the community and working with the Coralville Police Department. Media Peters note the DVIP will have their "Shop for Shelter" event at the Coralville Hy-Vees on October 5th from 9:00 AM to 4:00 PM where they get about 9 months' worth of supplies for the victims/survivors they serve. Gross asked when the Souper Bowl fundraising event will be. Media Peters responded February 20th at the Coralville Marriott where the line will be indoors this time and they will have over 40 soups.

Lundell proclaimed October 1, 2019 to be "United Way of Johnson & Washington Counties Day" in celebration of their 100th Year of Service and Vice President of Community Impact & Engagement Patti Fields of United Way of Johnson & Washington Counties accepted the proclamation on behalf of the Board of Directors which includes City Administrator Kelly Hayworth. Fields noted they are very proud to be celebrating their 100th year of continuous history of volunteers and donors coming together to help people by solving community problems together. Fields noted the City of Coralville has played a key role in supporting United Way achieving this milestone. Fields thanked the Mayor and Council and looks forward to Coralville's and United Way's continued partnership as they start their second century of service. Terry Anderson and Lois Buntz of United Way were also in attendance. On February 8th they will celebrate of their 100th year at the Coralville Marriott.

PROPERTY SALE ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on the disposal of an interest in real property being Lots 20, 21 and 54, Summit Hills Addition. Coralville resident Melody Witt wanted more details on the site plan, how will the other houses look and she expressed concerns about the new houses being built by Blue Sky Developers, Inc. covering her yard and house in shade and a lack of parking in the neighborhood. Witt added the developer should know that ash from the Fire Department Training Facility regularly blows into the neighborhood. City Attorney Kevin Olson noted he added the drawing of the proposed housing because they are tied in with the development agreement. Blaine Thomas with Blue Sky Developers, Inc. addressed the Council and informed Witt he was working on a proposal with City staff to help with her garage issue. Thomas explained developing 60' by 120' are challenging especially if you want a two-car garage. Thomas noted the two-car garage is to help with the common issue of storage in the neighborhood. Thomas explained in order to have more affordable housing the City of Coralville is working with him on the price of the lots and he is forgoing profitability. The goal of this is to avoid gentrification of the area and he hopes to work with the City on setbacks in the area so existing homeowners may be able to add more storage to their lots. Thomas stated Witt will have some shade from the houses but it will be minimal. The houses are meant to compliment each other and are similar to the \$300,000.00 houses in Tipton but these houses will be priced around \$210,000.00. This is under \$1,300.00 per month for a single family, new construction no deferred maintenance home of which none are available in Johnson County at this price point. There will be no income requirements for these homes so those wishing to downsize or those that need an affordable home can buy them and Thomas stated he is already looking at finishing out the development after these three homes. Thomas responded to Witt that he plans to change the house design a little bit on the front, but cost will dictate how much he can change the plan. There were no further public or written comments. Lundell closed the public hearing.

After the resolution was read, Councilperson Tom Gill thanked Thomas for stepping forward to do this. Councilperson Jill Dodds hoped this would start a trend in affordable housing and thanked Thomas for starting it. Gross thanked Thomas for showing other developers this can be done and he thanked Witt for expressing her concerns.

RESOLUTION NO. 2019-145

Resolution approving the disposal of certain real property legally described as Lots 20, 21 and 54, Summit Hills Addition, Coralville, Iowa was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

112 10TH AVENUE ~ PUBLIC HEARING

Planning & Zoning Official Jim Kessler reported this is located at the south end of 10th Avenue behind King's Materials and is for 220 storage units. Kessler noted because of the Clear Creek floodway only 1.5 acres of this 7 acres lot are developable. In order to put multiple buildings on the lot it needs to be zoned as an Industrial Planned Unit Development District. The developer will have to extend the paved road to his lot and the driveway will be paved with pcc concrete There will be single row units on the south and north ends of the lot with a double row of units in the middle and a small single row unit on the west end. The walls facing outside of the lot and towards Highway 6 will be brick and stone and the walls facing the center of the lot are all overhead garage doors. The short ends of the buildings will be a brick and cement board. All but one of the buildings will have 10 trees in a row along the outside wall and the remaining one will have 5 because the developer doesn't want to cover up the brick, he is spending extra money on. There will be additional plantings on the outside of the lot but the concrete center will have none. Kessler noted this development is in the Town Center District and this is part of the only section south of Highway 6. The developer will pay in lieu of installing stormwater features. This means he will pay to improve stormwater somewhere else in Coralville and not on his lot. Olson explained how the Town Center District Plan was created over 25 years ago and this development is in District Zone 6 Service Commercial. He read the goal and guidelines is for the district to be developed as an office industrial or arterial commercial planned unit development district and if the area is developed piecemeal it will frustrate the goal of a unified district plan. The district boundaries are determined by the walkability and pedestrian friendliness of the area. Some examples of the type of developments envisioned are the Town Square, the City Center and 808 On 5th. The Council should not only base its decision on the development being a Planned Unit Development but also on what if the use is appropriate. The Planning & Zoning Commission voted 6-0 to recommend the Council approve the rezoning for 112 10th Avenue.

Lundell declared this the time for a public hearing on the for the rezoning of 112 10th Avenue from I-2, Light Industrial District, to I-PUD-2, Industrial Planned Unit Development Two District and the PUD-B Site Plan. Mark Koethe noted the plan has met and exceeded anything the City asked for since day one. He is willing to still put extra trees in if that is what it takes to get approval. These will be very nice storage units and not just metal buildings and the lot is only 1.5 acres not the full 7. Koethe offered to answer any questions. Lundell responded they may call him back during Council discussion. There were no further public or written comments. Lundell closed the public hearing.

After the ordinance was read, Councilperson Tom Gill noted the Council has followed this plan 25 years and they have held all previous developments up to the restrictions. This is the most restrictive zone in the City. Gill stated there are still items in this plan that do not meet what the Town Center District is meant to be and it is not up for negotiation. Councilperson Meghann Foster asked Olson to explain a little more about the design restrictions and how the project complies or does not comply with them. Olson noted part of the problem is by the nature of the project with one side of the building made up of overhead doors does not meet the design standards also buildings are to be one or two-story residential like buildings and not long buildings with monotonous designs. The City has made other developments break up the design with architectural features. Dodds asked if Koethe was concerned about flooding in the area. Koethe responded no he is not because he raised the ground level on the 1.5 acres about four feet to get out of the flood zone and the rest is designed to have water flow through it and back to the creek. Koethe disagreed that the buildings do not meet the design standards as they are 65% brick even with the front of the buildings which is what the City asked him to do and he went further with gabled roofs, two fire system pipes and a parapet wall on the office to make it look like a two story building. The ends of the buildings are now 100% brick and not partially cement board. Koethe has a year and a half and a substantial amount of money in the project so far. Koethe added one property owner will not sell to the City for anything and who knows what King's Material will do so there is a possibility that nothing will

happen in the area but his project is ready to go. Gross asked for clarification on if project type of design is the problem. City Administrator Kelly Hayworth responded it is both. Gill added it also needs to meet the goal of a unified development for the whole area south of Highway 6. Olson noted the plan is 25 years old and it took 20 years to get the 808 On 5th project done and the plan asks to consider the area as a whole and not by piecemeal. Gross stated even though it is a very nice storage facility but it is in the Town Center District and not somewhere else. Councilperson Laurie Goodrich noted the Council has provided negative feedback for a year and is sorry so much has been invested up to now but this is not the project for this site. Foster agreed with Goodrich and added her concerns about flooding as well. Attorney John Wagner stated when he was zoning administrator they focused on the best use of a particular property. He noted the neighboring properties are almost dilapidated and this will be brand new construction and everything to the south is timber and brush. Wagner doesn't believe this area will ever have a development like other in the Town Center District. Another problem is the Planning & Zoning Commission voted 6-0 for approval of this plan and that is who his client has been working with on the details. Wagner is concerned that the administrators adding restrictions at the same time the City requestes to purchase the land by email. Goodrich responded they are not judging if this is a good plan but they want to improve the area and not keep it the same. Goodrich hoped this would have been clear earlier on. Dodds clarified the offer to purchase the property was not for City development it but to offer the owner an out for all they have invested when the Council indicated it did not like the plan. Foster asked about the Planning & Zoning Commission Meeting. Kessler responded the presentation he gave was similar and he left them to determine if this project is a good fit for the area and they decided it was. Gill added this project has been discussed by the Council many times just as they have discussed other Town Center Projects over the years and they have denied them because of the restrictions. Koethe stated they would not be here if he had not gone to Kessler to ask what could be done with the land before he bought it and he was told it was zoned so he could do what he wanted to do. Koethe even found out there was an unknown easement on but he was not told about the Town Center District at the beginning. At that point even if he did decide to go ahead and purchase it he would not have sunk around \$200,000.00 into it for a total \$400,000.00 investment but would have sat on it as an investment waiting for the area to develop. Gross asked why Koethe continued to plan when he found out this was not the project the Council wanted there. Koethe explained he not told this was never going to happen, he was just told what he needed to do to comply and he exceeded that only to still be told no.

ORDINANCE NO. 2019-1012 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 112 10th Avenue, from I-2, Light Industrial District, to I-PUD 2, Industrial Planned Unit Development Two District, was introduced by Gross, seconded by Foster for 1st consideration. A roll call vote was taken, Ayes: None. Nays: Gill, Dodds, Goodrich, Foster, Gross. The ordinance failed.

1246 12TH AVENUE (GENESIS CHURCH) ~ PUBLIC HEARING

Kessler reported this is located on 12th Avenue behind the Genesis Church and in order for a red barn structure to be built on the lot the zoning has to be a Planned Unit Development District. Kessler noted 56 to 34 trees need to be removed to build the structure and for parking, but several will remain on the lot. The additional parking will be done with permeable brick pavers and a bio-cell will also help with stormwater quality issues. The barn footprint is 12,150 sq. ft. with a 2530 sq. ft. mezzanine. The primary use is a recreation area for kids in their after-school program with possible offices or other uses in the mezzanine. They have 13 parking spaces now and will add another 58 spaces. One concern mentioned at the Planning & Zoning Commission meeting was what will happen with traffic if the size of the congregation grows and Asst. City Engineer Scott Larson stated there are things, they could look at including a turn lane on 12th Avenue since there is enough City right of way. Hillside Christian School owns the land to the north and west of Genesis Church that prevents a second access unless Hillside agrees to one. The Planning & Zoning Commission voted 5-1 to recommend approval of re-zoning 1246 12th Avenue and the PUD-B Site Plan. The nay voter did not think a bright red barn fit in the neighborhood. Kessler added he discussed using a different color for the barn with the owners.

Lundell declared this the time for a public hearing on re-zoning of 1246 12th Avenue and the PUD-B Site Plan. There were no public or written comments. Lundell closed the public hearing.

After the ordinance was read, Lundell asked about adding a turn land being paid for by the church. Hayworth stated this would need to be a condition on the PUD Agreement. Gill asked what the hours of usage will be at the building. Civil Engineer Nick Hatz with Shive-Hattery, Inc. responded he is the civil engineer for the project and can't answer the question about the hours of use, but he knows the gym use and church use would not be concurrent traffic was not a big concern because use of the facilities would be during non-peak hours. Gill was concerned about the impact on a major arterial like 12th Avenue not so much on weekends but for pickup from afterschool during rush hour and the impact on the impact on traffic, and school bus and city bus schedules and if they are creating a problem. Kessler agreed the recreation use will be after school mostly and the church use on weekends, but there is the possibility of the facility being used for special events and as an assembly area because of the size of the building. Foster asked about parking for larger events and if it is adequate or will it spread into the surrounding neighborhoods. Kessler explained they discussed shared parking with Hillside which isn't very much or acquiring some of Hillside's land behind them. They do have space on their property for parking but it would require taking down more trees. Hatz noted they have more than the required parking and they do not want to take down more trees to create more. Gross didn't think the after-school kids will cause a lot of problems but church use could. Dodds wasn't concerned about a red barn in her neighborhood as she lives near it. Gill was not concerned about trees some of which will be replaced with better ones and the red barn but he is concerned with traffic, parking and the turn lane. Foster agreed but wanted traffic and parking answers. Olson stated the neighbors have been notified as required. Hayworth said these concerns can be addressed along with adding allowable use numbers in the development agreement so it can be enforced if there are problems. An agreement with Hillside School can also be required.

ORDINANCE NO. 2019-1013 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 of the 1246 12th Avenue from R-1, Single Family Residential District, to R-PUD 2, Residential Planned Unit Development Two District, was introduced by Gill, seconded by Dodds for 1st consideration. A roll call vote was taken. Motion carried.

LOT 1, CEDAR'S THIRD ADDITION ~ PUBLIC HEARING

Kessler reported this is located on Heartland Drive and to the west of Taco Bell and is for a two-story professional office building with underground parking. The lot will remain one lot which requires a PUD-B Site Plan. Each level of the building is 10,600 sq. ft. The ground level will be split into two professional office spaces. The second level could be divided up or have one use. There will be two accesses, one is a shared use entrance off Heartland Drive with Mercy Hospital to the west, and the other is a shared entrance off Heartland shared with the Mercy Clinic and Taco Bell that connects to a two-way drive on the north side of the proposed building. The underground garage has two garage doors and 22 parking spaces. There will be 44 stalls around the exterior of the building. Building materials include hardy plank, stone, metal and glass with glazing and they conform to the design guidelines for the West Land Use Area. There is one elevator from the garage to the second floor. The Planning & Zoning Commission voted 6-0 to recommend approval for the PUD-B Site Plan for Lot 1, Cedars Third Addition.

Lundell declared this the time for a public hearing on the PUD-B Site Plan for Lot 1, Cedars Third Addition. Dr. John Weihe the building owner addressed the Council. Weihe noted the elevator can be accessed by the main floor through a corridor along with the garage and second floors. The current PUD-B Site Plan was given to the City Clerk with the addition of a monument sign that was excluded previously. Weihe did expect other buildings to meet the same guidelines as he has had to meet with this office building and the Taco Bell building, he built. There were no further public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2019-146

Resolution approving the PUD-B Site Plan for Lot 1, Cedar's Third Addition, Coralville, Iowa, was introduced Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

HAWKEYE READY MIX DEMOLITION PHASE 1

Olson reported seven bids were received and Chad Freeman Construction is the low bid with \$53,750.75 and the highest bid was \$199,000.00. They will start 10 days after the asbestos removal notice is filed with the IDNR.

After the resolution was read, Hayworth reminded the Council this is only part of the lot and the City is working with an engineer to determine how to proceed with the south part of the lot that has some underground structures.

RESOLUTION NO. 2019-147

Resolution accepting quotations and approving a Demolition Services Agreement for Hawkeye Ready Mix Demolition Phase 1, Coralville, Iowa, was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

INTERMEDIATE FLOW TRAILS

Hayworth reported two quotes were received and the low one was from Backyard Trails at \$58,951.00. The other quote was from Trail Source at \$86,039.02. This is the first time for a trail project like this in Coralville and City staff contacted other Cities that have used these companies. Linn County Conservation and the City of Cedar Rapids gave Backyard Trails a positive recommendation.

After the resolution was read, Hayworth congratulated the Parks & Recreation Commission and Department for their work as this is another feather in Coralville's cap that adds to all the other types of trails and facilities. People are starting to take notice and coming from outside of the area. Lundell asked what an intermediate flow trail is and Hayworth explained it is a downhill trail through trees that experienced bicyclists go full speed down without pedaling or breaking. Goodrich noted the City is becoming a mecca for bicycle trails and appreciated the Gazette's article about them.

RESOLUTION NO. 2019-148

Resolution accepting quotation and awarding contract for Intermediate Flow Trails at Creekside Cross to Backyard Trails, was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING IMPROVEMENTS PROJECTS 2019

After Resolution No. 2019-149 was read, City Engineer Dan Holderness reported the Iowa River Landing Improvements Project 2019 – East 9th Street will make some modifications to the south side of E. 9th Street between 1st Avenue and Quarry Road including adding a roundabout at the E. 2nd Avenue intersection near the arena. Three bids were received for the project on September 10th. The low bid is from All American Concrete, Inc. of West Liberty, Iowa for \$2,795,666.60 which is 4% below the engineer's estimate. Holderness stated the City has been satisfied with All American Concrete, Inc.'s work on City projects in the past and he recommends accepting the low bid. Hayworth asked that all the resolutions for both projects be amended to be subject to the University of Iowa Hospital and Clinics signing an agreement for their portion of the cost.

RESOLUTION NO. 2019-149

Resolution accepting bids and awarding Construction Contract for the Iowa River Landing Improvements Project 2019 – East 9th Street, was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-150

Resolution approving the contract and bond documents for the Iowa River Landing Improvements Project 2019 – East 9th Street, was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2019-151 was read, Holderness reported the Iowa River Landing Improvements Project 2020 – East 2nd Avenue will reconstruct E. 2nd Avenue between E. 9th Street and E. 7th Street on the west side of the arena. Three bids were received for the project and the low bid is from Portzen Construction of Dubuque, Iowa for \$2,199,924.70 which is 15% below the engineer's estimate. Holderness stated the City has been satisfied with Portzen Construction's work on City projects in the past and he recommends accepting the low bid.

RESOLUTION NO. 2019-151

Resolution accepting bids and awarding Construction Contract for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-152

Resolution approving the contract and bond documents for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

I-80 AND 1ST AVENUE INTERCHANGE

It is noted and was amended that this agreement is not to exceed \$492,368.03.

RESOLUTION NO. 2019-153

Resolution approving Amendment No. 2 to the Professional Services Agreement with HR Green, Inc. for the Interstate 80/1st Avenue Interchange Improvements was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

BRIDGEWATER SUBDIVISION PART TWO

RESOLUTION NO. 2019-154

Resolution accepting municipal improvements constructed on the remaining lots of Bridgewater Subdivision, Part Two, Coralville, Iowa, was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

WEST LAND USE AREA CONNECTION FEES

RESOLUTION NO. 2019-155

Resolution acknowledging payment in full of West Land Use Area Connection Fees for Lot 6, Coral Crossing Sixth Addition, Coralville, Iowa, was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

STREET FINANCE REPORT

RESOLUTION NO. 2019-156

Resolution approving the Fiscal Year 2019 Street Finance Report, was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

GOVERNOR'S TRAFFIC SAFETY CONTRACT

RESOLUTION NO. 2019-157

Resolution approving an Agreement with the Governor's Traffic Safety Bureau for Police Traffic Services was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

ASSIGNMENT OF AND AMENDMENT TO LEASE

After the resolution was read, Hayworth explained both the jewelry store and bridal boutique will remain open, but the jewelry store owner is taking over ownership of both and will connect the two spaces internally.

RESOLUTION NO. 2019-158

Resolution approving that certain Assignment and Amendment to Lease between the City of Coralville; Brides by Jessa, LLC and Diamond Bridal Ventures, LLC, was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RIGHT OF WAY ACQUISITION

After the resolution was read, Hayworth explained this allows the City to acquire certain right-of-way for the missing connection of WestCor Drive. One landowner is for this but the other is against so the City has to start this process. There have been recent complaints that the west end entrance of the street is being blocked by trains at peak times of travel for up to 45 minutes. They are not only concerned about their businesses but this blocks off access to emergency services if they are ever needed. Lundell asked if both landowners will pay for the cost of the connection. Hayworth replied one owner will participate but he doesn't know about the other.

RESOLUTION NO. 2019-159

Resolution of intent authorizing the acquisition of property interests for the WestCor Drive Extension Project, was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

DESIGN REVIEW COMMITTEE

Dodds reported the Design Review Committee met and reviewed the exterior design plans of the former Helget Medical Supply Building at 1721 2nd Street for SK Cabinetry and Design and it will be an improvement and Goodrich and her recommend approval of the exterior design plans.

RESOLUTION NO. 2019-160

Resolution approving and accepting the Exterior Design Plans for 1721 2nd Street, Coralville, Iowa, was introduced by Gill, Seconded by Gross. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the September 10, 2019 Coralville City Council Regular Meeting.
- b) Approve Retail Cigarette/Tobacco/Nicotine/Vapor Permit Applications for **Hawkeye Smoke Shop**: Eff. 09/25/2019-06/30/2020.
- c) Approve **new** Class E Liquor License with Sunday Sales for **Hawkeye Smoke Shop**: Eff. 09/17.
- d) Approve payment to **HR Green, Inc.** for:
 - i) Biscuit Creek Watershed Study (#128925) \$1,579.82
 - ii) 1st Avenue Gate Controls (#128924) \$920.00
 - iii) Interior Drainage Modeling – PS1 (#128923) \$1,744.34
 - iv) 4th Avenue Sewer Rehabilitation (#128864) \$5,731.72
 - v) Misc. Engineering – FIRM, FEMA and IRL (#129064) \$4,308.70
- e) Approve payment to **Terracon Consultants, Inc.** for Hawkeye Ready Mix Phase I ESA (Brownfields) (#TC47392): \$16,953.67.
- f) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Sanitary Sewer Flow Metering & Modeling 2019 (#5) \$24,565.94
 - ii) Hwy 6 & I-80 Water Main Relocation (#8) \$463.08
 - iii) Wastewater Treatment Plant Improvements 2017 – Resident (#15) \$15,635.92
 - iv) Wastewater Treatment Plant Improvements 2017 – General (#17) \$16,200.00
- g) Approve payment to **HDR Engineering, Inc.** for a Benefit-Cost Analysis in support of BUILD Grant Application for 1st Avenue & I-80 Interchange (#1200211364): \$10,219.00.
- h) Approve payment to **Cahoy Pump Service, Inc.** for repairs to Marriott Hotel dewatering wells #2 & #4 (#25212): \$36,062.50.
- i) Approve payment to **Cummins Sales & Service** for Gillig Bus engine repairs (#J5-31553): \$12,207.73.
- j) Approve payment to **Red Municipal & Industrial Equipment Co.** for repairs to Wastewater's Vac-Con jetter truck (#12837): \$10,714.01.
- k) Approve payment to **Walsh Door & Security** for Coralville Marriott Hotel and Conference Center for door repair on 2nd floor roof (P.O. #07162019ENG): \$4,015.20.
- l) Approve payment to **Dickenson Excavating & Hauling LLC** for installation of subdrain tile along retaining wall west of pedestrian underpass tunnel for Coral Ridge Avenue Phase 1 (#1596): \$6,016.00.
- m) Approve Pay Estimate #18 to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements – Phase 2: \$374,881.76.
- n) Approve Joint Funding Agreement with the **U.S. Department of Interior, United States Geological Survey** for the operation and maintenance of 6 streamgaging stations for Fiscal Year 2020: Not to exceed \$11,110.00.
- o) Approve attendance of Alex Buhmeyer to the NRPA National Conference in Baltimore, MD from September 23-26, 2019: \$2,109.07.
- p) Approve the June 2019 Treasurer's Report.
- q) Approve Bill List for September 24, 2019.

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

Receipts for the month of June were General: \$2,240,055.43; Road Use: \$260,214.79; Police Grant: \$1,438.16; Employee Benefits: \$19,259.40; Iowa River Landing Operation: \$217,551.44; TIF-12th Avenue: \$2,017.45; TIF-Oakdale: \$49,648.66; TIF-Mall/Hwy 6: \$12,511.26; Debt Service: \$382,459.87; Rental Properties: \$16,011.57; Iowa River Landing: \$120,186.76; Brownfields: \$341.79; 1st Avenue Area: \$697,261.68; Wastewater Improvements: \$2,126,202.12; Trust & Agency: \$25,360.44; Water: \$239,283.91; Sewer: \$2,514,448.22; Parking: \$576,283.73; Solid Waste: \$119,334.95; Transit: \$2,124,938.73; Storm Water: \$83,947.97; Hotel: \$280,092.61. Total receipts for June 2019 were \$12,109,125.53 and of this \$173,925.53 were property tax.

City Engineer Dan Holderness reported all the through lanes are open for the 1st Avenue Improvements Project – 6th Street to 9th Street; East 2nd Avenue and East 7th Street around the Latitude Project and the

Coral Ridge Avenue Project Phase 2 between Oakdale Drive and Forevergreen Road. The first two projects are in punch list phase as they finalize things and the Coral Ridge Avenue Improvements is working to complete the landings with all the through lanes open. They anticipate being in punch list mode soon with everything done and cleaned up by winter. Lundell asked when E. 7th Street will be connected to Quarry Road and Holderness responded last weekend the construction access off the east leg of 1st Avenue and E. 6th Street intersection was realigned to hook up with E. 2nd Avenue on the east side of the Latitude building, so the old construction road to the east and south of E. 7th Street can be torn out so construction can begin in the next few weeks to reconnect E. 7th Street and Quarry Road.

City Administrator Kelly Hayworth reminded everyone to come to the Free Community Meal this Friday from 5:00 PM to 7:00 PM at Northwest Jr. High School and Coralville Transit will be there with a bus to provide information on how to use them and the transit system. On October 1st the Paul Engle Prize, which is proudly sponsored by Coralville will be presented at the Coralville Public Library.

Mayor John A. Lundell reported the Household Hazardous Dropoff is Friday, October 4th, 10:00 AM to 1:00 PM in the Aquatic Center Parking Lot. Saturday October 5th is Community Shred Day from 8:00 AM to Noon in the City Hall Parking Lot. Mayor's Cleanup Week is October 7th to October 11th. The Coralville Fire Department Open Houses will be Sunday October 13th at Fire Stations #1 and #2 from Noon to 4:00 PM and the Fire Department Chili Dinner will follow at Fire Station #2.

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

Councilperson Meghann Foster had nothing to report.

Councilperson Mitch Gross reported that he will present the Paul Engle Award to Toi Dericotte and Cornelius Eady at 7:00 PM, October 1st at the Coralville Public Library. Dericotte and Eady co-founded Cave Canem in 1996 to remedy the under-representation and isolation of African American poets in the literary landscape. Gross is proud of Coralville's sponsorship of this award.

Councilperson Tom Gill reported on some interesting numbers from the Convention & Visitors Bureau. The Iowa vs Iowa State football game had 2.2 million viewers this year, but the Jingle Cross had 11.3 million viewers with .3 million in the United States and the 11 million in Europe. This shows how popular cycling is and people from around the world are becoming interested where these cycling routes are in the area. Gill noted the Police and Fire Departments are concerned about safety around the I-80/I-380 Interchange project and asked everyone to slow down, take it easy and watch where they are going in because it is a busy interchange. Gill thanked the Police and Fire Departments for all they do.

Councilperson Jill Dodds had nothing to report.

Councilperson Laurie Goodrich reported the Coralville Center for the Performing Arts (CCPA) received a \$7,500.00 grant from the Community Foundation of Johnson County to support children's theater programming and their strategic planning initiative. "The Christians" opened City Circle's 22nd season last weekend and received excellent feedback.

Motion by Gill, seconded by Gross to adjourn at 8:39 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk