

**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 25, 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 Don Diehl; City Engineer Dan Holderness; Building & Zoning Official Jim Kessler; Director of Finance Tony Roetlin; Police Lieutenant Deb Summers; Director of Parking & Transportation Vicky Robrock; Telecommunications Assistant Gavin Thomas; Telecommunications Assistant Chris Cotant; City Clerk Thorsten J. Johnson.

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

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

There were no citizen comments.

AUDITOR'S PARCEL 2016009

After the ordinance was read, Mayor John A. Lundell thanked the residents for the multiple letters and e-mails he and the Council have received since last meeting and they are duly noted. Councilperson Jill Dodds did some research on greenspaces in the City since this could reduce them and found there are 290 acres of developed parkland in the City and 1,100 acres of open greenspace. Councilperson Meghann Foster added the City has about 26 miles of trails. Dodds concurred and stated she and the Parks & Recreation Commission had recently toured the trails and encouraged residents to explore them. City Engineer Dan Holderness reminded everyone if this ordinance passes tonight it is only changing the land use and more detailed plans for development will come later with the PUD and rezoning process along with more opportunities for public input. Foster added there will be three readings of an ordinance for rezoning after this is approved.

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 3rd and final consideration. A roll call vote was taken: Ayes: Gill, Dodds, Goodrich, Foster. Nays: Gross. Ordinance declared adopted after its publication as required by law

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, Industrial One District, to I-PUD 1, Industrial Planned Unit Development One District, was introduced by Gross, seconded by Dodds for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law

RESOLUTION NO. 2018-197

Resolution approving the PUD-B Site Plan for Lot 11, Oakdale Research Park and Auditor's Parcel 2018053, Coralville, Iowa was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

OLDE HICKORY LANE STORM SEWER IMPROVEMENTS

Holderness reported five bids were received on September 18th with the low bid of \$36,940.00 from BWC Excavating of Solon, Iowa. The engineer's estimate was \$40,235.00, so BWC's bid is 8% below it. Staff checked BWC's references since they have not worked for the City and everything check out fine so they recommend accepting the low bid. Lundell asked when the project will be completed and Holderness responded December 1st if the contract is approved tonight.

RESOLUTION NO. 2018-198

Resolution accepting bids and awarding the contract for the Olde Hickory Lane Storm Sewer Improvements was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-199

Resolution approving the contract and bond documents for the Olde Hickory Lane Storm Sewer Improvements was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

PINE HILL ESTATES EIGHTH ADDITION

RESOLUTION NO. 2018-200

Resolution accepting certain municipal improvements constructed in Pine Hill Estates Eighth Addition, Coralville, Iowa was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

1975 BROWN DEER TRAIL STORM SEWER PROJECT

It was noted the retainage of \$1,103.10 is due in 30 days. Councilperson Tom Gill thanked the residents for their cooperation with all the storm sewer projects happening around Brown Deer Road.

Motion by Gill, seconded by Dodds approving Pay Estimate #1 FINAL to **Dave Schmitt Construction** for Brown Deer Trail Storm Sewer Project: \$20,958.90. Motion carried.

RESOLUTION NO. 2018-201

Resolution accepting the 1975 Brown Deer Storm Sewer Project as completed was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

SUPPLEMENTAL AGREEMENTS

RESOLUTION NO. 2018-202

It was noted this supplemental agreement is not to exceed \$20,500.00.

Resolution approving Supplemental Agreement No, 5 with H.R. Green, Inc. for the IRL Sanitary Sewer & Roadway Grading Project – 2017 was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-203

It was noted this supplemental agreement is not to exceed \$3,413.00.

Resolution approving Supplemental Agreement No. 1 with H.R. Green, Inc. for the Coral Ridge Avenue Improvements Phase 2 was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

ACCESS AGREEMENT

After the resolution was read, Councilperson Laurie Goodrich asked Director of Parking & Transportation Vicky Robrock to report on this. Robrock reported this is for a bus service that is being funded through the Iowa Department of Transportation I-80/I-380 Interchange project and will have two stops in Cedar Rapids, one at the Coralville Intermodal Facility, one at the on-campus area and one in Iowa City. The service will begin Monday, October 1st. Between this new service, the current Windstar route between Lincoln, Nebraska and Chicago, Illinois and Coralville's regular bus routes there will be 55 busses going through the Intermodal daily, Monday through Friday. Foster added the fare will be \$3.50 per ride or \$7.00 for a round trip. Lundell invited anyone interested to join him Friday at 10:45 A.M. at the Intermodal to ride the route to Iowa City and then Cedar Rapids and ending back at the Intermodal between 12:30 P.M. and 1:00 P.M. Goodrich added the service will have 22 stops in Coralville on weekdays only.

RESOLUTION NO. 2018-204

Resolution approving an Access Agreement between the East Central Iowa Council of Governments ("ECICOG"), Windstar Lines, Inc. and the City of Coralville for the 380 Express Bus service was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

28E AGREEMENT

After the resolution was read, Goodrich asked Holderness to provide more information. Holderness reported the Iowa Department of Transportation's (IDOT) I-80/I-380 Interchange Project will impact a number of acres of Coralville's existing wetland mitigation bank along 340th Street to re-mitigate for that loss they will do stream bank and tree mitigation on Coralville open space along Clear Creek north of 340th Street, which will include channel improvements along Clear Creek. Holderness added this will be a great amenity for the Coralville park's system. At Lundell's request Holderness went on to describe some of the current and future work already being done at the interchange by the IDOT.

RESOLUTION NO. 2018-205

Resolution approving a 28E Agreement by and between the Iowa Department of Transportation and City of Coralville regarding mitigation for stream bank and tree impacts for the I-80/I-380 Interchange Improvements was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

STREET FINANCE REPORT

RESOLUTION NO. 2018-206

Resolution approving the Fiscal Year 2018 Street Finance Report was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

BONDS

RESOLUTION NO. 2018-207

Resolution authorizing and approving a Sewer Revenue Loan and Disbursement Agreement and providing for the sale and issuance of Sewer Revenue Bonds, Series 2016G was introduced by Gill, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

NEW MARKET TAX CREDIT TERM SHEET

Lundell noted the City has already approved New Market Tax Credits but was doing it again because more credits have become available. Director of Finance Tony Roetlin confirmed the total amount has increased because another project with New Market Tax Credits was not as big as originally thought so it

couldn't use all of them and there were not enough to make available for a new project, so the Arena will receive them.

RESOLUTION NO. 2018-208

Resolution approving that certain Term Sheet by and between IA NMTC Fund, LLC; the City of Coralville and ArenaCo to make a qualified equity investment to make loans to provide financing for the Iowa River Landing Arena Project was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the September 11, 2018 Coralville City Council Regular Meeting.
- b) Approve **New** Premise Update for Class E Liquor License with Sunday Sales for **Hy-Vee Food Store #2**: Eff. 9/15. (Would like entire store included in the on-premise license.)
- c) Approve **New** Premise Update for Class C Liquor License with Outdoor Service and Sunday Sales for **Hy-Vee Market Grille**: Eff. 9/15. (Would like entire store included in the on-premise license.)
- d) Approve payment to **Tallgrass** for 52 Conference Chairs for the Library (#2043): \$14,445.00.
- e) Approve payment to **Creative Software Services, Inc.** for:
 - i) Library VMWare 3-year support contract (#TT_2026) \$11,318.74
 - ii) Coral Ridge Avenue Improvements Phase 2 (#16859) \$130.61
 - iii) IDOT Adaptive Traffic Signal Project (#16916) \$1,197.90
- f) Approve payment to **Ferguson Waterworks #2516** for Water Meters (#0294240): \$31,500.00.
- g) Approve payment to **HDR Engineering, Inc.** for Benefit-Cost Analysis in support of BUILD Grant Application for Reconstruction of I-80 Interchange 242 (#1200137280): \$29,975.00.
- h) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Coralville Force Main Easements (#1) \$1,585.00
 - ii) Wastewater Treatment Plant Impr. 2017 – Resident Review (#3) \$16,269.82
 - iii) Wastewater Treatment Plant Impr. 2017 – General Services (#5) \$16,200.00
 - iv) 10th Street Tower Verizon Antenna Installation (#6) \$70.00
- i) Approve payment to **HR Green, Inc.** for:
 - i) IRL Interior Drainage Modeling – PS1 (#180694) \$5,301.25
 - ii) Assistance with BUILD Grant Application (#181043) \$13,000.00
- j) Approve payment to **JLG Architects** for the Iowa Arena and Sports Performance Center architectural services and reimbursable expenses (#15012-16): \$31,675.16.
- k) Approve payment to **Van Meter Inc.** for Coralville Marriott Hotel & Conference Center FF&E Invoice for LED ROI Project – 100% replacement (#07182018LED):
 - i) Invoice #S010273892.010 \$5,298.50
 - ii) Invoice #S010273892.008 \$4,162.50
 - iii) Invoice #S010273892.012 \$28,148.13
- l) Approve payment to **AAA Mechanical Inc.** for Coralville Marriott Hotel & Conference Center FF&E Invoice to repair RTU 1 supplying a/c to lobby, fitness area, offices, restaurant and public place (#09282017END): \$3,752.59.
- m) Approve payment to **Iowa Prison Industries** for Coralville Marriott Hotel & Conference Center FF&E Invoice to refurbish 20" table (#07022018ROOMS): \$1,228.00.
- n) Approve payment to **KONE Inc.** for Coralville Marriott Hotel & Conference Center FF&E Invoice to install and wire new security readers in 3 elevators (#10312017EX): \$1,886.58.
- o) Approve payment of Iowa River Landing Development Invoice as approved by OliverMcMillan, Inc. to **Pappageorge Haymes, Ltd.** for:
 - i) IRL Master Planning LOD's & CAD Services #132634 \$6,256.88
 - ii) IRL Master Planning LOD's & CAD Services #132726 \$14,444.00
 - iii) IRL Master Planning LOD's & CAD Services #132817 \$10,649.75
 - iv) IRL Master Planning LOD's & CAD Services #132866 \$10,551.03

- p) Approve payment to **Oliver McMillan, LLC** for reimbursable expenses (#012RQS090518): \$2,736.00.
- q) Approve payment to **Oliver McMillan, LLC** for Iowa River Landing Development Invoice from Brookfield Residential OM Holdings, LLC for ICSC Las Vegas 2018 reimbursable expenses (#012ICSC2018): \$30,000.00.
- r) Approve payment to **S & S Enterprises, LLC** for payment of an Economic Development Grant to assist in the extension of a parking lot at 2400 Oakdale Boulevard: \$60,000.00.
- s) Approve payment to **Snyder & Associates** for Clear Creek Trail Phases 6 & 7 (#116.0957.08-13): \$18,807.00.
- t) Approve payment to **Stevens Erosion Control, Inc.** for IRL E. 7th Street silt fence (#6585): \$90.00.
- u) Approve Change Order #3: +\$68,928.50; and Pay Estimate #7: \$648,816.17; to **Langman Construction Inc.** for the 1st Avenue Improvements – 6th St. to 9th St.
- v) 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 2018: Not to exceed \$11,160.00.
- w) Approve a proposal from **Rich & Associates** for a parking plan: Not to exceed \$12,000.00.
- x) Approve quotation and contract from **Carter & Associates** for 10th Avenue Place Patching & Cutoff Walls: Not to exceed \$39,436.35.
- y) Approve attendance of Scott Larson to ASCE 2018 Convention in Denver, CO from October 12-15, 2018: \$1,833.45.
- z) Approve attendance of Juan Coleman and Chad Wendel to the School of Police Staff & Command at Iowa City, IA from May 20 – August 9, 2019: \$8,400.00.
- aa) Approve attendance of Erik Dinusson to the NRPA Conference in Indianapolis, IN from September 24-28, 2019: \$1,697.00.
- bb) Ratify the attendance of Kelly J. Hayworth to the Opportunity Zones Conference in Washington D.C. from September 4-6, 2018: \$1,248.16.
- cc) Approve Bill List for September 25, 2018.

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

City Engineer Dan Holderness reported the 6th Street and 1st Avenue Intersection opening was the major milestone for the 1st Avenue improvements, which is helping traffic move along and it opened up some affected neighborhoods. The contractor is working on the remainder of the improvements on the west side of 1st Avenue north of the railroad tracks which should be completed mid-October so traffic can be moved to the west side and work can begin on the east side of 1st Avenue. A majority of the underground work was on the west side of 1st Avenue so the east side should be quicker. On the Coral Ridge Avenue improvements all the main line paving has been completed north of Oakdale Boulevard except the section between Wheaton Road and Forevergreen Road. All the water main work is done and almost all the storm sewer work is done. Work on paving the turn lanes and putting up traffic signals and street lights will continue and they hope to move traffic from the detour to Coral Ridge Avenue's main lines by the third week of October while only closing one lane to work on the turn lanes.

City Engineer Dan Holderness had nothing to report for the City Administrator.

Mayor John A. Lundell reminded everyone Mayor's Cleanup Week is next week on their regular garbage day and they will pick up anything except hazardous materials, appliances, electronics or construction materials. On Saturday, October 13th is the City's Shred Day in the parking lot of the Aquatic Center from 8:00 A.M. to Noon. Lundell encouraged people to attend a performance of *A Curious Incident of the Dog in the Night-Time* this weekend on Friday, Saturday or Sunday at the Coralville Center for the Performing Arts. Lundell noted he received a schedule of the University of Iowa's opera program in the mail and all the performances will be at the Coralville Center for the Performing Arts.

City Attorney Don Diehl had nothing to report.

Councilperson Tom Gill had nothing to report.

Councilperson Mitch Gross reported he attended the groundbreaking for the Rotary Camp shelter and fireplace as Mayor Pro-tem. Gross noted the Rotary Camp Park is beautiful and the shelter and fireplace will be a great addition. Gross encouraged people to check out the park.

Councilperson Jill Dodds invited people to attend the Altmaier Family Park grand opening Sunday, September 30th from 2:00 P.M. to 4:00 P.M. at 3444 Deer Creek Road. Remarks will be at 2:15 P.M. and there will be food and drink, walking and golf cart tours and opportunities to try out the frisbee golf course. Dodds reported the Playvolution is continuing and they had proclamations read at Iowa City last week and in North Liberty tonight. They continue to expand Playvolution throughout Johnson County and Dodds reminded everyone to get out and play. Dodds stated she enjoyed the community meal last Friday with the Coralville Community Food Pantry and Coralville Public Library.

Councilperson Meghann Foster noted there was a great turnout for the Community Meal and she enjoys these events where members of the community can get together. Foster thanked all the staff, volunteers and sponsors for the event. Foster encouraged people to attend the Coralville Community Food Pantry golf tournament fund raiser at Brown Deer Golf Course on Friday, September 28th at 9:00 A.M. Foster commented on how nice the Iowa River Landing is now, especially when you compare it with what used to be there. Foster had a college friend who remembered it was not a place you would take your family to years ago but now they really enjoyed visiting the area and hiking the trails. Foster said this makes her excited for all the new things that will go in there including the arena.

Councilperson Laurie Goodrich reminded everyone the Jingle Cross/UCI Cyclocross World Cup will be held at the Johnson County Fairgrounds this weekend. Lundell added if you want to volunteer contact the Coralville/Iowa City Convention and Visitors Bureau.

Motion by Gill, seconded by Foster to adjourn to Executive Session at 7:05 P.M. to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session pursuant to Section 21.5 (i) of the Code of Iowa. A roll call vote was taken. Motion carried.

The Council reconvened at 8:03 P.M.

Motion by Gross, seconded by Dodds to adjourn at 8:04 P.M. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk