

**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, October 9, 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 Attorney Kevin Olson; City Administrator Kelly Hayworth; Assistant City Administrator Ellen Habel; City Engineer Dan Holderness; Building & Zoning Official Jim Kessler; Director of Finance Tony Roetlin; Police Lieutenant Bill Clarahan; Human Resource/Risk Manager Mike Funke; Telecommunications Assistant Gavin Thomas; Telecommunications Assistant Chris Cotant; Deputy City Clerk Kelly Lindsay.

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

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

Mayor John A. Lundell proclaimed October 2018 as “Domestic Violence Awareness Month.” Elias Ortiz and Alicia Packer from the Domestic Violence Intervention Program (DVIP) accepted the proclamation and thanked the Mayor and Council. They reported 937 people have been served in Johnson County so far in 2018 and thanked the Mayor, Council, and law enforcement for their continued support of DVIP.

Board Member Melissa Mandernach of the Coralville Community Food Pantry addressed the Council during citizen comments. Mandernach reported in September the Food Pantry had 888 visits and served 395 families. Mandernach thanked the City for their participation in the first annual Tee Off Against Hunger Golf Tournament at Brown Deer Golf Course, which raised nearly \$11,000 for the Food Pantry. Mandernach announced the upcoming Food Run 5K & 10K is to occur Sunday, October 28th, and volunteers are welcome.

IOWA RIVER LANDING RETAIL LEASE ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on alternative proposals and 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 to IRL Hospitality, LLC. This lease will be for a full service, sit down Mexican Restaurant in Unit A, at 211 E. 9th Street. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-209

Resolution approving the disposition of property and approving a Lease Agreement with IRL Hospitality, LLC was introduced by Foster, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

VACATION ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on the proposed vacation of a Utility Easement in the Marner & Kiefer 1st Subdivision. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-210

Resolution vacating a portion of a Utility Easement located in the Marner & Kiefer First Subdivision, Coralville, Iowa was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

CORAL CROSSING SEVENTH ADDITION

Building & Zoning Official Jim Kessler reported this addition to Coral Crossing will contain four four-unit townhomes. The Planning & Zoning Commission voted 6-0 for approval.

RESOLUTION NO. 2018-211

Resolution approving the Final Plat for Coral Crossing Seventh Addition, Coralville, Iowa was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

CORAL CROSSING EIGHT ADDITION

Building & Zoning Official Jim Kessler reported this addition to Coral Crossing will contain three four-unit townhomes and one three-unit townhomes. The Planning & Zoning Commission voted 6-0 for approval.

RESOLUTION NO. 2018-212

Resolution approving the Final Plat for Coral Crossing Eighth Addition, Coralville, Iowa was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

QUARRY ROAD TOWNHOMES

City Attorney Kevin Olson reported this is for the sale of a .37-acre parcel from Outlot B, Coralville Hotel and Conference Center First Addition to construct 9 townhomes on Quarry Road. Alternate proposals are due November 12, 2018 and the public hearing will be November 13, 2018.

RESOLUTION NO. 2018-213

Resolution of intent to dispose of an interest in real property and setting a date for hearing and date for receipt of alternative proposals for the Quarry Road Townhomes was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

WELLMARK BLUE CROSS/BLUE SHIELD

Human Resource/Risk Manager Mike Funke reported the City has received a quote for a 3.07% increase to its current premiums for Calendar Year 2019.

RESOLUTION NO. 2018-214

Resolution approving the quotation of Wellmark Blue Cross/Blue Shield to provide health insurance coverage for City Employees was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

CORALVILLE MARRIOTT HOTEL & CONFERENCE CENTER

Assistant City Administrator Ellen Habel reported on three purchase orders for the renovation of the public spaces at the Coralville Marriott Hotel and Conference Center, which include banquet, pre-function, meeting room, Iowa Writer's Library, and exhibit hall spaces. Habel reported the interior design consultant, Design Force, has been working closely with the staff at Marriott headquarters to develop the new look. The purchase orders include broadloom carpet and carpet cushion, vinyl and acoustical wall coverings, hand tufted area rugs, and installation supplies. The Mayor and Council Members viewed samples of the new materials. The sales order for Phase 1 is \$293,209.53, Phase 2 is \$142,509.32, and Phase 3 is \$145,158.16.

RESOLUTION NO. 2018-215

Resolution ratifying the Coralville Marriott Hotel & Conference Center Public Area Finishes Phase 1 Sales Order with Design Force Corporation was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-216

Resolution ratifying the Coralville Marriott Hotel & Conference Center Public Area Finishes Phase 2 Sales Order with Design Force Corporation was introduced by Gill, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-217

Resolution ratifying the Coralville Marriott Hotel & Conference Center Public Area Finishes Phase 3 Sales Order with Design Force Corporation was introduced by Dodds, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

ENGINEERING SERVICE AGREEMENTS

City Engineer Dan Holderness reported on two proposed Engineering Service Agreements with HR Green, Inc. The first agreement is to repair the gate actuator and to establish status and control connections between the storm water gate well at the southwest corner of the 1st Avenue Clear Creek Bridge and the Wastewater Treatment Plant SCADA system via Stormwater Pump Station 5 controls connections and is not to exceed \$12,400.00. The second agreement is for the creation of a Flood Operations Manual for not to exceed \$73,000.00.

RESOLUTION NO. 2018-218

Resolution approving an Engineering Services Agreement with HR Green, Inc. for the 1st Avenue Gate Controls Project was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-219

Resolution approving an Engineering Services Agreement with HR Green, Inc. for a Flood Operations Manual was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

BRIDGEWATER SUBDIVISION, PART TWO

RESOLUTION NO. 2018-220

Resolution partially accepting municipal improvements constructed in Bridgewater Subdivision, Part Two, Coralville, Iowa was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

BROWNFIELDS

Bob Guyer of BGI addressed the Council on behalf of his client, who was asked to relocate from their former location in the Iowa River Landing. Guyer presented emails with City staff regarding the client's relocation, and requested the Council consider the City reimbursing his client for relocation costs. Mayor Lundell agreed the Council will discuss the situation and respond to Guyer's request at a later time. City Administrator Kelly Hayworth noted Guyer's comments were unrelated to the Brownfields Assessment Grant agenda item.

RESOLUTION NO. 2018-221

Resolution approving a Cooperative Agreement with the Environmental Protection Agency for Brownfields Assessment Grant #97764301 was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the September 25, 2018 Coralville City Council Regular Meeting.
- b) Approve Retail Cigarette/Tobacco/Nicotine/Vapor Permit Applications for **Tabooleh, Inc.:** Eff. 10/10/2018-06/30/2019.
- c) Approve **New** Carryout Wine Privilege for **Casey's General Store #2779:** Eff. 11/01.
- d) Approve **New** Carryout Wine Privilege for **Hy-Vee Gas:** Eff. 10/15.
- e) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Monica's:** Eff. 10/21.
- f) Approve Special Class C Liquor License (Beer/Wine) with Outdoor Service and Sunday Sales for **High Ground Café:** Eff. 10/24.
- g) Approve Class C Liquor License with Sunday Sales for **Chili's Southwest Grill:** Eff. 10/30.
- h) Approve Class C Liquor License with Carryout Wine and Sunday Sales for **Three Samurai Japanese Restaurant:** Eff. 11/01.
- i) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Exotic India:** Eff. 11/01.
- j) Approve Class C Beer Permit with Sunday Sales for **Aldi Inc. #56:** Eff. 11/01.
- k) Approve payment to **Electric Pump** for 3rd Street Lift Station repairs (#0880094-IN): \$24,948.43.
- l) Approve payment to **Mechanical Service, Inc.** for replacing compressors at the Recreation Center (#21056): \$11,221.96.
- m) Approve payment to **Hogan Hansen** for audit of Fiscal Year 2018 financial statements (#146620): \$25,000.00.
- n) Approve payment to **Keck Parking** for 2nd 40% down payment for the parking access control equipment at the for the North Parking Ramp and South Parking Lot to match the Marriott's new room key entry system (#30039): \$13,347.20.
- o) Approve payment to **Mortenson Construction** for Iowa Arena and Performance Center Limited Authorization to Perform Services (#017): \$143,373.00.
- p) Approve payment to **Global Spectrum** for Iowa Arena Spectra Venue Consulting Fee for September 2018 (#0049777-IN): \$5,000.00.
- q) Approve payment to **Van Meter, Inc.** for Coralville Marriott Hotel & Conference Center FF&E Invoice for LED ROI Project – 100% replacement (#07182018LED):
 - i) Invoice #S010273892.017 \$8,196.00
 - ii) Invoice #S010273892.020 \$5,525.00
 - iii) Invoice #S010273892.015 \$1,687.50
 - iv) Invoice #S010273892.016 \$4,423.50
 - v) Invoice #S010273892.018 \$4,074.00
 - vi) Invoice #SO10273892.019 \$138.75
- r) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel & Conference Center FF&E Invoice:
 - i) To repair Aquatherm in Boiler #3 (#06192018EN) \$5,060.00
 - ii) To repair Aquatherm to Storage Tank (#07252018ENG) \$4,655.00
- s) Approve payment to **Pipe Pro, Inc.** for Coralville Marriott Hotel & Conference Center FF&E Invoice:
 - i) To repair Kitchen Fryer (#09182018ENG) \$1,175.29
 - ii) Major Line Equipment Repair (#09182018ENG) \$5348.07
- t) Approve payment to **Advanced Electric Services, Inc.** for Coralville Marriott Hotel & Conference Center FF&E Invoice for:
 - i) LED ROI Project – 100% replacement (#07182018LED) \$8,788.00
 - ii) Wiring for Panic Button System (#09192018ENG) \$468.81

- u) Approve payment to **Life Fitness** for Coralville Marriott Hotel & Conference Center FF&E Invoice for 1 Treadmill Discover SE3 (#08142018ENG): \$7,539.11.
- v) Approve payment to **Ryan & Associates** for Coralville Marriott Hotel & Conference Center FF&E Invoice for repairs to RTU3, RTU4, RTU5 & RTU0 (#08312018ENG): \$8,828.06.
- w) Approve payment to **Iowa Prison Industries** for Coralville Marriott Hotel & Conference Center FF&E Invoice for furniture refurbishment (#07202018ROOMS): \$3,814.00.
- x) Approve payment to **GIS Workshop** for second year subscription of SimpleCity software (#12427): \$11,400.00.
- y) Approve Payment to **Design Force Corporation** for Coralville Marriott Hotel & Conference Center Interior Design Development (#5244): \$16,963.00.
- z) Approve payment to **Greg's Lawn & Landscaping** for Coral Ridge Avenue Improvements Phase 2 (#188677): \$127.20.
- aa) Approve Pay Estimate #7 to **Peterson Contractors, Inc.** for the Coral Ridge Avenue Improvements Phase 2: \$775,497.31.
- bb) Approve Change Order #4 to **Langman Construction Inc.** for the 1st Avenue Improvements – 6th St. to 9th St: +\$153,570.58.
- cc) Approve Pay Estimate #7 to **Iowa Bridge & Culvert, LC** for Clear Creek Trail Phases 6 & 7: \$124,826.42.
- dd) Approve Change Order #2: -\$241,453.58; and Pay Application #3: \$514,209.78; to **Miron Construction, Inc.** for the Wastewater Treatment Plant Facility Improvements.
- ee) Approve quotation and contract from **All American Concrete, Inc.** for High Country Road Patching 2018: Not to exceed \$43,159.05.
- ff) Approve job description changes for the Communications Coordinator position and the Communications Specialist (formerly the Telecommunications Production Coordinator).
- gg) Approve Bill List for October 9, 2018.

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

City Engineer Dan Holderness reported on continued progress on 1st Avenue construction, which is expected to be substantially completed by the end of November, and Coral Ridge Avenue construction, which is expected to be substantially completed by mid-November. Holderness also reported on the potential for local flooding and the Army Corps of Engineers' plan to increase the output at the Coralville dam to control reservoir levels. Holderness noted no flood mitigation measures are currently required of the City, but the situation is being monitored closely in case of forecast changes.

City Administrator Kelly Hayworth thanked the Altmaier family for their support on the new Altmaier Family Park at the former family farm, and he thanked City staff for all their hard work preparing the Altmaier Family Park for the grand opening ceremony.

Mayor John A. Lundell reminded everyone Community Shred Day is approaching. On Saturday, October 13th from 8am until noon, community residents can access free document shredding in the Coralville City Hall parking lot. Lundell also encouraged attendance at the Fall Open House and Chili Supper at Coralville Fire Station #1. The Fall Open House is from noon until 4pm on Sunday, October 14th, and is followed by the chili supper from 4pm until 8pm.

City Attorney Don Diehl expressed condolences for the passing of former City Council Member Harry Ehmsen.

Councilperson Laurie Goodrich encouraged attendance at the Coralville Center for the Performing Arts, as there is a wide variety of exciting events on the calendar over the coming months.

Councilperson Jill Dodds invited everyone to attend the ribbon cutting and grill out for the new playground at Creekside Ballpark on Tuesday, October 16th at 5:30pm. Dodds also thanked the Altmaier family for their support of the new Altmaier Family Park.

Councilperson Tom Gill announced a documentary about writing and wrestling in Iowa was awarded an Emmy award, and he congratulated the Iowa City/Coralville Area Convention and Visitors Bureau on this achievement.

Councilperson Meghann Foster reported on the enjoyable ribbon cutting ceremony at the Altmaier Family Park. Foster noted the Altmaier Family Park is currently closed due minor flooding, but the park will reopen soon.

Councilperson Mitch Gross reported on recent discussions regarding City full time employee wages, and is happy to see these wages are reasonable and competitive. Gross congratulated Dina Nayeri, recipient of the 2018 Paul Engle Prize. The Paul Engle Prize from the Iowa City UNESCO City of Literature represents a pioneering spirit in the world of literature, and is sponsored by the City of Coralville. Gross mentioned early voting for the November election has started, and there will be early voting locations in Coralville throughout October. Gross also mentioned there has been an increase in suicides, and the Council should keep that mind next year while debating social service contribution budgets.

Motion by Gill, seconded by Gross to adjourn to Executive Session at 7:15 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. Motion carried.

Council reconvened at 8:23 P.M.

Motion by Dodds, seconded by Gill to adjourn at 8:24 P.M. Motion carried.

John A. Lundell, Mayor

Kelly Lindsay, Deputy City Clerk