

**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**

An **Electronic Meeting** (pursuant to Iowa Code Section 21.8) of the City Council of the City of Coralville, Johnson County, IA was held Tuesday, January 12, 2021 at 6:30 PM because a meeting in person is impossible or impractical due to concerns for the health and safety of Council Members, Staff and the Public presented by COVID-19. Until further notice all our Council Meetings will be held electronically only. Recorded webcasts of this meeting are on Mediacom 118-8 and on-demand at www.coralville.org/coralvision.

The following Council Members were present: Foster, Gross, Huynh, Dodds, Goodrich.

The following Staff were present at City Hall: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; Finance Director Tony Roetlin; Community Development Director Dave Johnson; Communications Specialist Jon Hines and City Clerk Thorsten J. Johnson.

The following Staff was present electronically via Zoom: City Engineer Dan Holderness; Asst. City Engineer Scott Larson; Director of Parks & Recreation Sherri Proud, Library Director Alison Ames Galstad, Fire Chief Orey Schwitzer.

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

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

There were no citizen comments.

Mayor John A. Lundell introduced Project Manager Matt Miller of The GuideLink Center and thanked Councilperson Laurie Goodrich who is on their Policy Board representing Coralville. Miller reported the Guidelink Center building is complete and they are working on punch list items. Their furniture will arrive next week with staff starting shortly thereafter. They hope to have a soft opening at the beginning of February by accepting some clients from area law enforcement. They won't advertise they are open to the public until they have tested their workflows. Then they will have more of a grand opening. Miller invited the Council to schedule a tour of the building. Miller introduced Executive Director Abbey Ferenzi. Ferenzi is a licensed mental health counselor, worked in community programs the last 15 years and has been with the Abbey Health Center the last 6 years. Ferenzi is excited to be on board and to make the center a success for their clients, their family members and the community as a whole. Miller reported he gave a tour to the Police Chief and a few other people about a month ago and they discussed how the drop off process will go for law enforcement and they will be keeping an open line of communication. Miller stated the procedures could change as they find out what does and doesn't work. Hayworth asked Miller about the center's services. Miller started a power point presentation outlining the services and partner agencies. The core services to be provided are screening and assessment, patient centered treatment plans, crisis observation, crisis stabilization, medical first aid, detox and sobering which is a jail diversion program. The center will also house the Mobile Crisis Outreach and the low barrier winter shelter run by Shelter House. The center will also have discharge plans for each client connecting them with long term treatment. They will work with Prelude on treating substance abuse clients. Partners for the center include Abbe Health, Penn Center, Abbe Center for Community Mental Health, Community Mobile Crisis (CommUnity), Prelude, Johnson County Ambulance Service, UIHC, UI College of Nursing and Mercy of Iowa City. Johnson County is managing the entity agreement and the Advisory Board will provide feedback from partners, municipalities, service providers and law enforcement. Goodrich asked about insurance. Miller responded service providers will bill like they normally would and use their current insurance contracts. Ferenzi added people will not be turned away for an inability to pay or lack of insurance. GuideLink will work with them to figure something out. The sobering unit will not require insurance in a bid to have students use their services rather than picking to go to jail so their parents do not receive a bill. Councilperson Mitch Gross asked how this will help Police Officers and if the center will

collect and provide data. Ferenzi stated helping law enforcement is a major goal and not only will they work to divert people from going to jail unnecessarily but they will keep an open line of communication with law enforcement and support them. Miller added per their 28E agreement with the City they will provide the City with certain data metrics including number of visits, number of walk in visits, number of law enforcement drop offs by City, the number of visits to each service area, the number of visitors returning within 72 hours of previous discharge, the number of unduplicated visitors for the month, the number of discharges overall, officer wait time in minutes for drop offs, number of routine and emergency dispatches to the center and the number of times officers are called back to the center. They will also provide their normal performance metrics. Ferenzi added their goal is to reduce the amount of time for an officer to drop off a client to 15 minutes. It may take a little time to achieve this as they work on the process. Councilperson Meghann Foster confirmed the center will not be serving juveniles. Foster asked about the center's COVID-19 safety protocols. Ferenzi reported they have used some of the CARE Acts dollars to obtain a lot of PPE, laptops, telehealth carts and temperature screening equipment. They will have screening questions and the same protocols as other service providers. They will not have a COVID unit and will protect their clients. Foster asked if they will serve other counties and Miller responded yes. Ferenzi added most clients will be from Johnson County and East Central Region. Councilperson Hai Huynh asked how often will the center report their data. Miller responded monthly at the Advisory Board Meetings. Goodrich congratulated Miller for doing a wonderful job coordinating and managing all of these different agencies and keeping the building phase on task. Goodrich looked forward working with Ferenzi and is excited for the future of the GuideLink Center. Miller thanked Goodrich and the City for its support. Lundell thanked Miller and Ferenzi for their presentation and stated this is a huge step forward in providing additional services to people who really need it.

IOWA RIVER LANDING PARKING LOT 2021 ~ PUBLIC HEARING

Mayor John A. Lundell declared this the time for a public hearing on the plans, specifications, estimate of cost and form of contract; ordering bids; setting a date for the receiving of said bids; and directing posting of the bid letting; all for the Iowa River Landing Parking Lot 2021. There were no public or written comments. Lundell closed the public hearing. It was noted bids are due January 19, 2021.

RESOLUTION NO. 2021-1

Resolution approving the plans, specifications, estimate of cost and form of contract for the Iowa River Landing Parking Lot 2021, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ~ PUBLIC HEARING

Director of Parks & Recreation Sherri Proud read the following Status of Funded Activities ("SOFA") for the Community Development Block Grant (CDBG) Contract No. 20-OT-081 awarded to begin September 9, 2020 into the minutes:

1. Need for the CDBG project several schools in Coralville have a free and reduced school lunch rate as high as 80%. This grant funding provides scholarships for eligible students to attend an all day, school age care program that guides participants with their school work during hybrid or 100% online learning, along with enrichment activities. The grant also covers expenses for small, neighborhood programs for social, emotional, and recreational focused after school activities.

2. Description of the CDBG funded project & activities:

To provide scholarships for up to twenty-five children in K- 6th grade for participation in an all-day program through Coralville Parks and Recreation during the COVID pandemic. The program provides online school support and enrichment activities and takes place from 7:30 a.m. – 5:30 p.m. The project also provides after school programs to support social, emotional, and recreational well-being during the pandemic.

3. The amount of CDBG funds for the project: \$38,736
4. Estimated amount of CDBG assistance that will benefit low- and moderate-income persons: \$38,736
5. The location of project activities: The full day programs are held at the Coralville Recreation Center and Community of Christ. The afterschool programs may be held at the Coralville Public Library or at Coralville churches located in neighborhoods where desired enrollment population lives.
6. Any relocation that will have to take place as a result of the CDBG project: This is not applicable.
7. City/ County contact information for residents to contact with concerns or complaints regarding the project. Residents may contact Sherri Proud, Director of Parks and Recreation at 319.248.1750 or sproud@coralville.org for further information about the programs.
8. Community Development and Housing Needs of low to moderate persons in the city/ county and any planned or potential activities to address these needs: If members of the public have input on this item, please share those during the public hearing or contact City Clerk Thor Johnson at 319.248.1700 or tjohnson@coralville.org and the comments will be included in the minutes.
9. Other Community Development and Housing needs and any planned or potential activities to address these needs: If members of the public have input on this item, please share those during the public hearing or contact City Clerk Thor Johnson at 319.248.1700 or tjohnson@coralville.org and the comments will be included in the minutes.

After reading the report into the minutes, Proud added they did not get enough students to run the after-school programs but they do have two full day programs running from 7:30 AM to 5:30 PM. One is at the Recreation Center and the other is at Community of Christ and they serve 81 kids with 20 scholarship spots filled that pay up to 90% of the costs for those students to participate.

Lundell declared this the time for a public hearing for the Community Development Block Grant (CDBG) Contract No. 20-OT-081 Status of Funded Activities ("SOFA"). There were no public or written comments. Lundell closed the public hearing.

IOWA RIVER LANDING DISTRICT

After the Resolution No. 2021-2 was read, City Administrator Kelly Hayworth reported the City will see the results of the work with Kapa Advisors, LLC over the next month as four leases are implemented and the lease hold improvements are put into place. They help with the overall operations in marketing a daily operation. Kapa is working hard to put themselves out of a job by the end of the year by helping the Iowa River Landing consultants take over by having them completely trained and creating all the reports needed for the ongoing operations. Hayworth appreciated Kapa for their willingness to work with the City on this goal so this is not a never-ending contract and he looks forward in the next month and a half to implementing the leases they have completed for us. It is amazing that during this pandemic period the City had this many leases that will be signed and moving forward. This agreement is to cover calendar year 2021 for not to exceed \$62,500.00 per month.

RESOLUTION NO. 2021-2

Resolution approving an Agreement with Kapa Advisors, LLC for the Iowa River Landing District, was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

After the Resolution No. 2021-3 was read, Hayworth reported Deacon Sports and Entertainment intends to work with the Parks & Recreation Department and Commission to develop an amphitheater and entertainment venue in the Riverfront Park area. It will be open to the public as open space. 95% of the time. Deacon Sports and Entertainment plans to organize some concerts as part of their operations. The

City has had this as part of the area's Master Plan for some time and this provides a way to finance and have a partner to work on these improvements at no cost to the City.

RESOLUTION NO. 2021-3

Resolution approving a License Agreement with Deacon Sports & Entertainment to develop an amphitheater/theater entertainment venue in the Iowa River Landing District was introduced by Huynh, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

BOARDS AND COMMISSION APPOINTMENTS

After the motion was read, Goodrich thanked everyone who filled out their applications and congratulated those being appointed or reappointed. Foster asked how the new Police Citizen Review Board will affect or interact with the Civil Service Commission. Lundell stated the appropriate level of overlap between the two will be a consideration as the new Board works on their roll. Hayworth responded the Iowa Code states the Civil Service Commission turns in a list of candidates that can be hired in the Police Department which covers new hires and promotions. This includes creating the process to determine who is on the list. They also handle employee appeals for any disciplinary action taken by their supervisors. In Coralville's case because the Police have a Union Contract employee can determine if they want to appeal to the Civil Service Commission or go through the Union. The Citizen Review Board look at employee training, handle citizen complaints and help with that process, and collect and review data from the Police Department regarding arrests and other Police contact information. Foster asked when the City will start recruiting for the Police Citizens Review Board. Hayworth responded it should be this month of January and they will get the information to the Council, so they can help recruit people, and to the two entities to help fill their seats. Lundell asked staff to draft the solicitation and description for the next Work Session before sending it out to the public. Hayworth noted it will take direct contacts to create a diverse applicant pool and he encouraged anyone who knows a person that would be a good fit for this board to contact them and suggest they consider applying once the City has put this information together.

Motion by Dodds, seconded by Goodrich to concur with the recommendations of Mayor John A. Lundell for the following appointments:

Civil Service Commission:

Reappoint Joshua Schamberger 908 Forest Edge Drive 2024

Board of Adjustment:

Appoint Karla Praska 620 6th Avenue 2021

Library Board of Trustees:

Reappoint Amanda Elkins 703 18th Avenue, Apt. 1 2026
Reappoint Deborah Long Hatz 1824 Holiday Road 2024
Appoint Robert Turnquist 2091 Timber Lane 2026

Motion carried. It was noted terms expire December 31st of the year listed.

MOTION BY DODDS TO APPROVE CONSENT CALENDAR items a-r inclusive:

- a) Approve minutes for the December 22, 2020 Coralville City Council Regular Meeting.
- b) Approve Special Class C Liquor License with Sunday Sales for **Homewood Suites by Hilton Coralville – Iowa River Landing**: Eff. 01/22.
- c) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Mellow Mushroom**: Eff. 02/02.

- d) Approve payment to **Electric Pump** for repairing the impeller on Pump #8 at the booster station (#12032026): \$19,463.80.
- e) Approve payment to **RMB Boggs Co., Inc.** to replace snow melt system for wash bay at PWT Building (#6937): \$20,624.00.
- f) Approve payment to **MTI Distributing Inc.** for Two Toro Z-Master 7500 Series mowers and two Toro Workman MDX utility vehicles (#1286792-00): \$59,380.42.
- g) Approve payment to **HR Green, Inc.** for I-80/1st Avenue Interchange – Final Design Phase 1 (#139116): \$29,259.26.
- h) Approve payment to **Creative Software Services, Inc.** for permit application updates (Rental Inspection):
 - i) Invoice #20724 \$1,377.50
 - ii) Invoice #20774 \$118.75
- i) Approve payment to **Country Landscapes, Inc.** for:
 - i) Coral Ridge Avenue Improvements (#0120910-IN) \$2,750.00
 - ii) Veteran's Memorial Medallion (#0122232-IN) \$11,524.75
- j) Approve payment to **Shoemaker & Haaland** for the Iowa River Trail (#019376.00-8): \$19,400.00.
- k) Approve payment to **Delong Construction** for the IRL temporary parking lot grading (#1873): \$8,460.66.
- l) Approve payment to **Stevens Erosion Control** for IRL Storm Water Pollution Prevention Plan:
 - i) Invoice #8906 \$100.00
 - ii) Invoice #9016 \$440.00
- m) Approve Change Order #14 to **Miron Construction Co., Inc.** for the Wastewater Treatment Plant Improvements Project 2017: +\$85,772.77.
- n) Approve Pay Estimate #3 to **Peterson Contractors, Inc.** for Iowa River Trail: \$97,785.01.
- o) Approve Change Order #5: +\$1,964.05; and Pay Estimate #9: \$197,510.22; to **Portzen Construction, Inc.** for Iowa River Landing Improvements 2020 – E. 2nd Avenue.
- p) Approve bid and purchase of a 2019 Chevrolet Express 3500 15 passenger van from **Courtesy Ford, Davenport, Iowa** for the Recreation Department: \$20,000.00 total. (This replaces the van stolen from the Community of Christ parking lot in October.)
- q) Approve attendance of Josh Van Brocklin to SWAT Team Leader Development in Ames, Iowa from February 7-12, 2021: \$1,599.15.
- r) Approve Bill List for January 12, 2021.

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

City Administrator Kelly Hayworth wanted the Council to be aware of Human Resource/Risk Manager Mike Funke's notice that the City will be celebrating Dr. Martin Luther King Jr. Day on Monday with a special Lunch and Learn featuring guest speaker Dr. Benny Hawkins for City staff, the Mayor and Council. Hawkins is a longtime resident who grew up in the south and has an interesting story on what he has faced over his life in regards to discrimination. Hawkins graduated from the same college that Dr. Martin Luther King Jr. graduated at four years prior and attended school during King's younger brother's first year. Hayworth announced the ECHL approved a hockey team franchise for Coralville. The owners are Dean McDonald and Deacon Sports & Entertainment and they are looking forward to getting things going for next October. Hayworth thanked the Commissioner for the ECHL League who has worked with the City for the last two years during this process. Hayworth reminded residents the City is now working on the budget and if they have questions, thoughts or comments now is the time to get those to the Mayor, Council or City Hall. A lot of times people have requests that usually have something to do with financing or budgeting and even though the budget starts in July now is the time to introduce those ideas. Lundell asked Hayworth about the naming of the hockey team. Hayworth responded the hockey team will start the naming process tomorrow with a public contest in conjunction with KCRG-TV. They will make a decision on the team name and mascot by mid-February so the jerseys and merchandise can be ready for the next season. Hayworth encourages everyone to send in their ideas and there will be great prizes if they select your name.

Mayor John A. Lundell noted the incident at the Capitol last week was horrible and inexcusable and he has never seen the Country this divided. There are also a lot of good things too like with a new President and the COVID-19 vaccination rolling out. Lundell noted locally we have an honest, dedicated, focused and hardworking City Council that are friends and united to making Coralville a better place and are supported by an equally superb staff. Lundell stated Coralville has great economic growth that many in this state are not experiencing with housing projects, new subdivisions, new programs like GuideLink, the amphitheater, hockey team and the arena and fieldhouse opening more fully soon. There are also challenges from how decisions at the State and Federal level will impact us, continuing to address the COVID-19 pandemic and the Black Lives Matters concerns and priorities they have begun to work on. Lundell looks forward to working with everyone and thinks it is going to be a good year. Lundell offered his condolences on the passing of Tim Slade whose parents are Russell and Delores Slade. Russell Slade was a long time Fire Chief for Coralville who recruited Lundell into the Fire Department as a volunteer in 1980. Tim Slade's mother continues to live in Coralville and is a strong volunteer on the 4th Fest Committee and other activities.

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

Councilperson Mitch Gross noted the Library Board of Trustees will meet tomorrow. Gross noted he worked in the Capitol Building in the late 1990s and it was disturbing seeing staffers fleeing and running and he has experienced a range of motions including anger. Gross expressed disappointment in the leadership of Governor Reynolds and Senators Grassley and Ernst who didn't recognize the election of President Elect Joe Biden as late as December 14th which allowed innuendos of election fraud to continue and allowed what happened to happen. Gross read two quotes from Dr. Martin Luther King Jr. which he will use as his mantra to move on and hope that we as a community, state and Country will focus less on the hate and more on the love and commonality that binds us all together and it will take all of us to do it. Gross feels we can do this at the local level and the present Council is one of the strongest and best he has worked with and he looks forward to what the year will bring.

Councilperson Hai Huang reported when attended her second Arts Commission meeting and they had more than 400 computers signed into the performance of the "Christmas Cabaret" which is about 700 to 1,000 viewers. The Coralville Center for the Performing Arts (CCPA) end of year fundraising effort was the largest ever reaching out to 4,000 supporters and surpassing the \$22,000.00 budgeted amount by bringing in almost \$25,000.00. The CCPA received \$42,000.00 in December from the CARES Act. They are hoping to bring programming back to the CCPA in the Spring but if vaccination doesn't roll out as planned, they may have to perform outside. Huang stated last week brought her a mix of emotions including anger, disappointment and fear as a person of color. Huang stated she has lived in this community 20 years and never thought she would have to explain something like this to her children. Huang is an immigrant from a country that doesn't have the freedom we have here and sometimes she feels we take that freedom for granted. Huang believes people are entitled to their own beliefs but they shouldn't force those beliefs on others and bring harm to them. Huang hopes even though we are all different we can work towards the same goal of having the same opportunities and to feel safe. Huang is going to embrace everyone no matter how different they are from her and reason with them to see where she is coming from instead of lashing out in anger and calling them names. Leaders need to be role models and call out things that are not right.

Councilperson Laurie Goodrich asked Asst. City Administrator Ellen Habel about the Homebuyer Assistance Program. Habel reported through a grant from the Iowa Economic Development Authority the City of Coralville has down payment assistance for up to five homebuyers and those who apply first will be the first to be considered after making sure they qualify for the assistance. This \$25,000.00 assistance is meant to pay 50% of the down payment required by a lender for the purchase of a new or existing home in Coralville. The homebuyer is required live in the home as their primary residence for five years and it cannot be in a flood plain. The homebuyer must meet some income guidelines, so for a four-person family in Coralville the household income has to be under \$78,500.00. If you do not live in the home for 5-years you will have to pay a portion back to the Iowa Economic Development Authority. More information can be found on the City website www.coralville.org which will provide a link to an application form on the

Eastern Central Iowa Council of Governments (ECICOG) website. ECICOG is managing the program for Coralville. Huynh asked if this is only for 1st time homebuyers. Habel responded no, it is meant for anyone buying a home in Coralville and meets the guidelines. Goodrich noted it is an extremely troubling, sad, historic moment that happened at the Capitol on top of a year where we have a pandemic and social injustices which have created an explosive political environment. Goodrich pledged to recognize and encourage common values of individual freedom and respect for human dignity. Goodrich appreciates the work of overseeing a City such as ours and she will not be distracted but will diligently navigate the task at hand. Goodrich asked Foster who suggested Director of Parks & Recreation Sherri Proud speak about the memorial bricks for the Veteran's Memorial. Proud reported information on brick and sponsorship forms are available on the website www.coralvilleveteransmemorial.org or their Facebook page "vetsmemorialcoralville". They have three different size bricks for \$250.00; \$350.00 or \$450.00 and you can honor a veteran of any age, any place, any war or conflict. Proud stated if you can afford a larger amount, they still need to raise \$150,000.00 for medallions honoring all six branches of the military. They have had \$75,000.00 of in-kind work donations from local businesses for the foundations and the committee has contracted out the front wall. Huang asked about members of the military who have not fought in a war. Proud says anyone serving in the military can be honored in the tribute walkway.

Councilperson Jill Dodds stated the Parks & Recreation Commission will be very excited on the amphitheater news. Dodds stated it is a pleasure and honor to work with this commission they should be recognized for their hard work. Dodds was disappointed to learn the state legislature does not have a mask mandate but she asked people to be considerate of others during these difficult times and wear their masks. Dodds hopes the leadership at the state level will step up. In response to the events of last week Dodds asked everyone to be kind to each other regardless of political affiliation or color as this is a humanity issue and to take care of each other and stay safe through this inauguration.

Councilperson Meghann Foster asked everyone to check out the Johnson County list of the events planned in honor of Dr. Martin Luther King Jr. next week, which can be found on the Facebook page "JohnsonCountyCelebratesDrMartinLutherKingJr". Foster is happy they will hear from Benny Hawkins next week and we are lucky to have him in our community. Foster is going through a lot of emotions at the events of last week including a lot of sadness that a temple to democracy was desecrated. Foster commented it is terrible for everyone, but especially for those that have people of color they care about in their lives that you fear for when you see the confederate flag in the Capitol. Foster learned the lesson of leadership from these events and that the oaths we take are sacred and it is scary to see so many in the highest levels of government not realize the sacred duties they have when you serve in public office. Foster is grateful that locally we have public servants that are honest, have integrity and understand the weight and responsibility they have as elected officials. Foster will focus on fulfilling her oath and serving the community with as much honesty, integrity, kindness, compassion, courage and wisdom as she can. Foster stated we need to understand the role white supremacy played in last week's attack and she doesn't think we will have healing in this community until we deal with this original sin the country has. Foster is committed to addressing it and she is glad we have started down that path.

Motion by Gross, seconded by Huynh to adjourn at 7:54 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk