

**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, January 24, 2022 with Mayor Meghann Foster presiding and was called to order at 6:30 PM. Recorded webcasts of this meeting are on Mediacom 118-8 and on-demand at www.coralville.org/coralvision.

The following Council Members were present: Knudson, Gross, Huynh, Jones, Goodrich.

The following Staff were present: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Deputy City Administrator Ellen Habel; City Engineer Scott Larson; Community Development Director Dave Johnson; Police Chief Shane Kron; Human Resource/Risk Manager Mike Funke; Production Assistant Grant Bullert; Communications Specialist Jon Hines; and City Clerk Thorsten J. Johnson.

Motion by Huynh, seconded by Jones to approve the agenda. Ayes: 5. Motion carried.

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

Mayor Meghann Foster proclaimed January 2023 as “Human Trafficking Prevention and Awareness Month.” Erica Albaugh from St. Luke’s Hospital accepted the proclamation and thanked the City Council and Mayor for making human trafficking prevention and awareness a priority this month. Albaugh thanked Chains Interrupted, St. Luke’s Hospital, Mercy in Cedar Rapids and Iowa City, and the University of Iowa Hospital & Clinics for their work on educating and helping to stop human trafficking in our area.

Julie Fitzpatrick voiced concerns about the high-speed limits on North Liberty Road and Dubuque Street during community comments on behalf of the residents in Dovetail Estates, Auburn Hills, Auburn East, Forest Gate, Forevergreen Heights, Whitetail Lane, Johnson Way NE and anyone who has ever driven on 1st Avenue/North Liberty Road between Oakdale Boulevard and Dubuque Street. She requested on behalf of these residents that the City reduce the 55 mph and 45 mph speed limits to a maximum of 35 mph in some areas to improve the safety of this road. Fitzpatrick noted that several residents and homeowner’s groups have requested this reduction in the speed limit several times and no change has occurred. Fitzpatrick submitted a petition signed by 125 residents requesting this change in speed limits. They understand multiple jurisdictions are involved and it is a complicated process to lower the speed limit. They understand traffic flow studies are used to make speed limit decisions and the road classification makes those changes difficult. They are asking the leaders of the jurisdictions involved to come together and make these changes now. Fitzpatrick noted no speed limit changes were recommended in the 2018 MPOJC Traffic Flow report but there were trends of increased population growth and a future Liberty High School that would possibly support future change. Fitzpatrick supports studies and gathering data to make well informed decisions but she also believes anyone who drives on North Liberty Road during peak hours would agree speed limit changes are needed now regardless of the traffic flow study outcome. Fitzpatrick asked all the decision makers needing to be involved in changing the speed limit to drive during peak hours on this stretch of road and in and out of one of the affected subdivisions to experience what it is like to enter and exit this road. Fitzpatrick listed the many hazards one would experience when they drive on the road. Fitzpatrick noted there is a need for design changes but the immediate need to make the road safer is reducing the speed limit. Residents have determined the additional time to travel on this road if you reduced the speed limit to 35 mph is less than 2 minutes. This increase in travel time is worth possibly saving a life. Fitzpatrick listed several similar roads in the area with 35 mph speed limits that have less residential impacts. Fitzpatrick thanked the Council for their work on the many important issues they face and asked them to make this issue a priority. Foster thanked Fitzpatrick for her comments and informed everyone the Council will have a discussion on this topic at tonight’s work session following this meeting.

STATE REVOLVING LOAN APPLICATION ~ PUBLIC HEARING

Foster declared this the time for a public hearing on an Environmental Information Document for the West Land Use Central Trunk Sewer project. City Engineer Scott Larson read a summary of the Environmental Information Document. The project includes construction of 15-inch to 30-inch diameter sanitary sewer, manholes and associated connections from Highway 6 north to Fox Valley subdivision and east to the Iowa Medical Classification Center. The purpose of the project is to make improvements to the City's wastewater infrastructure, increase capacity and provide sanitary sewer service to existing and future development in the West Land Use Area north of Highway 6 and east of I-380. The Environmental Information Document Summary concluded no significant impact on the pattern and type of land use; local, regional or State land use plans or policies; population; farmland; the 100 year flood plain; public lands; ambient air quality; ambient noise levels; surface water quantity; groundwater quality, quantity or water supply; surface water quality; and fish, shellfish wildlife or their natural habitats. It stated the US Army Corps of Engineers will determine if the project will impact wetlands or jurisdictional waters and the U.S. Fish & Wildlife Service will review Section 7 documentation and determine if there is an impact of protected species. There were no other public or written comments. Foster closed the public hearing.

Motion by Goodrich, seconded by Gross to receive, approve and place on file an Environmental Information Document for the West Land Use Central Trunk Sewer Project. Motion carried.

WEST LAND USE CENTRAL TRUNK SEWER PHASE 1 TREE FELLING PROJECT ~ PUBLIC HEARING

Foster declared this the time for a public hearing on the plans, specifications, estimate of cost and form of contract for the West Land Use Central Trunk Sewer Phase 1 Tree Felling Project. There were no public or written comments. Foster closed the public hearing.

RESOLUTION NO. 2023-7

Resolution approving the plans, specifications, estimate of cost and form of contract; ordering bids, setting a date for the receiving of bids; and directing posting of the bid letting; all for the West Land Use Central Trunk Sewer Phase 1 Tree Felling Project, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

WESTCOR BUSINESS PARK, PART 14, PARCEL #0635276007 ~ PUBLIC HEARING

Community Development Director Dave Johnson reported this rezones a 3.84-acre parcel to a Commercial Planned Unit Development Two District for the construction of a 65,028 sq. ft., 4-story, 139-room hotel and 3,600 sq. ft., 1-story retail building on WestCor Drive. Johnson noted this area is in the West Land Use Area Master Plan Overlay District and is designated as corridor commercial which supports this use. The hotel and retail building are predominately masonry and meet the architectural guidelines and the site plan complies with all regulatory guidelines for the West Land Use Area regional commercial uses and the parking, landscaping and screening guidelines. The Land Use Plan supports the hotel and retail uses. The final plat conforms with the requirements for preparation and filing. The Planning & Zoning Commission Report voted 5-0 to recommend the Council approve rezoning Westcor Business Park, Part 14, Parcel #0635276007 from I- PUD 1 to C-PUD 2, the Final Plat and the PUD-B Site Plan.

Foster declared this the time for a public hearing on rezoning of Westcor Business Park, Part 14, Parcel #0635276007 from I- PUD 1 to C-PUD 2, Final Plat and the PUD-B Site Plan. Chief Operating Officer John Crump of JD Royal Hospitality out of Bettendorf, Iowa stated they are a family-owned hospitality company with 25 years of experience and are very excited to bring this development to Coralville. This will be a dual brand hotel with a 75 room Avid and 68 room Candlewood Suites. The hotel will have 15 full-time and 10 part-time employees. The retail space and will have three 1,200 sq. ft. units and up to 25 employees. One unit will be a drive-thru and they hope to bring in a national chain like a Starbucks or

Panera. The other spaces could be either a restaurant or retail. Crump thanked the Mayor and Council for their time. There were no other public or written comments. Foster closed the public hearing.

After the ordinance was read, Councilperson Keith Jones asked if this development is west of Hawkeye Harley Davidson. Johnson responded yes. Councilperson Mike Knudson thanked John Crump and JD Royal Hospitality for their interest and hopes all goes well.

ORDINANCE NO. 2023-1002 An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 2020-1009, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa and generally known as Westcor Business Park, Part 14, Parcel #0635276007, from I-PUD 1, Industrial Planned Unit Development One District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Gross, seconded by Goodrich for 1st consideration. A roll call vote was taken. Motion carried.

FISCAL YEAR 2024 BUDGET – MAXIMUM LEVY <TABLED>

After the resolution was read, Knudson reported hearing the roll back could be changed dramatically and affect the next fiscal year and asked if they should wait to see what those changes are before proceeding. Knudson asked if there is no way to change the levy once it is approved in three weeks. City Administrator Kelly Hayworth confirmed once adopted that is their maximum levy. Hayworth informed them will have to set the hearing for the maximum at the February 14th meeting or they can't complete all the steps to approve and file the budget by March 31st. Knudson asked if they are setting the maximum dollars or the maximum rate. Hayworth responded they are setting the maximum dollars but it equals the maximum rate since you have to set the levy and multiply it by the taxable value to get the maximum dollars. Knudson asked if the State can change the set taxable value for next fiscal year. Hayworth responded yes and he found out the Iowa Department of Revenue made an error when setting the roll back rate and it should be about 2% less. Will the legislature correct the error this year or wait until next year? Foster let everyone know the City found out about this yesterday afternoon and are still processing the information. Hayworth added the Governor introduced a bill to correct the error on Friday. Hayworth couldn't tell the Council if a three-week delay will allow time to see what happens to the roll back. Knudson asked what will be affected if they wait three weeks to set the hearing. Hayworth responded the only difference is there will be less time to fill out the final paperwork but it can be done. Knudson favored waiting to see what happens. Foster asked what happens to the schedule if they delay this. Hayworth responded they will set the hearing for February 28th on February 14th and take action on the Maximum Levy on February 28th. They would set the March 14th public hearing for the budget on February 28th, and take action on the budget on March 28th. Foster asked if delaying this will give them any new information. Hayworth didn't know and reported he talked to their lobbyist today who said the bill has been introduced to the Senate and not the House. Action on the bill will not go as quickly as it would if introduced to both at the same time. Foster clarified they may still not have any information by the time they have to take action. Hayworth responded yes and if no action is taken you automatically use last year's dollar amount and won't be able to take advantage of any increase in value. Councilperson Mitch Gross confirmed Coralville is not the only City having to go through this so he thought the legislature would have to give cities some flexibility in the budget process for this change. Hayworth agreed they should but the legislation did not change any of the budget process dates. Hayworth noted the Iowa League of Cities met with the Governor yesterday to let her know the impact this will have on cities. Councilperson Hai Huynh stated after considering everything that has been discussed she is in favor of waiting until the next meeting noting they need to make the decision then. Huynh added they might as well wait because they can afford to. Hayworth confirmed he checked with the City Clerk and they can wait until next meeting but the publication deadline for the public hearing notice is March 15th so they can't go past it. Hayworth explained the budget when approved sets the levy when it is turned into the County Auditor and after that the numbers can't be changed. Hayworth recalled one other time the legislature adopted something that changed everything after budgets were set and essentially the cities just had to deal with it.

Motion by Gross, seconded by Knudson to table the "Resolution setting a public hearing date on the total maximum property tax dollars for the Fiscal Year 2024" that was introduced by Huynh and seconded by Jones until the February 14, 2023 Coralville City Council Regular Meeting. Motion carried.

URBAN RENEWAL PLAN AMENDMENTS

After the resolution was read, Hayworth reported Viewpoint Molecular Targeting, Inc. has purchased a building in western Coralville and Phase One will design and make improvements to the building to accommodate manufacturing the drug they are working on. City Attorney Kevin Olson noted the amended Urban Renewal Plan and development agreement will be on the next agenda. Knudson asked what the \$450,000.00 Forgivable Loan Agreement is tied to. Olson replies it is tied to Viewpoint staying in the building and paying property taxes for the next 7 years. Phase Two will be tied to jobs. Knudson asked what the property taxes are compared to the loan. Olson responded the assessed value of the property right now is around \$1.5 million and it sold for \$2.7 million. The City should catch the increment the taxes will go up from that increase in value and then gain the increase from the upcoming improvements. A calculation of the minimum value of the building will be done after the improvements are made for the phase two agreement. Hayworth added Viewpoint plans to spend \$18 million on the improvements but we will have to figure out how much of that is taxable. Knudson asked if the real estate taxes will pay for the loan and Hayworth responded yes.

RESOLUTION NO. 2023-8

It was noted the consultation will be January 31, 2023 and the public hearing will be held on February 14, 2023.

Resolution setting a date for consultation and a date for public hearing on Amendment No. 14 to the Mall & Highway 6 Urban Renewal Plan, was introduced by Jones, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2023-9

It was noted the consultation is on January 31, 2023 and the public hearing is on February 14, 2023.

Resolution setting a date for consultation and a date for public hearing on Amendment No. 11 to the Coralville Urban Renewal Plan, was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

CLEAR CREEK MITIGATION BANK

After the ordinance was read, City Attorney Kevin Olson explained there is a law that doesn't allow public entities to compete with private entities unless they pass an ordinance saying they can. Knudson asked where the City is with this project. Hayworth responded they are still waiting on the Corps of Engineers last comments on the banking instrument and anticipate receiving them this weekend. Knudson asked when the project will start. Hayworth responded they can start selling a certain percentage of credits when they sign the banking instrument but work will not begin until next winter because it is easier to do the improvements when the ground is frozen. Hayworth added there is a certain percentage of credits you can sell during each phase of the project. Hayworth thought it is 15% before construction; then a percentage after construction and then a percentage every year after that but he is not sure of the exact percentage. Huynh asked if some construction has begun on Becky's Creek. Hayworth responded that work has begun but it doesn't count towards the Clear Creek Mitigation Bank credits and this will be for additional work beyond that.

Ordinance No. 2023-1001 An ordinance authorizing the City of Coralville to engage in offering the sale of streambank mitigation credits to public and private entities pursuant to Chapter 23A of the Code of Iowa, was introduced by Knudson, seconded by Huynh for 1st consideration. A roll call vote was taken. Motion carried.

WESTCOR DRIVE EXTENSION

After the resolution was read, Jones noted there are really nice lots along WestCor Drive. Knudson asked if this is where the hotel they discussed before is located. Olson responded yes adding this connection had to be completed before anymore construction could be done out there. Hayworth added the hotel is next to the beginning of the extension.

RESOLUTION NO. 2023-10

Resolution accepting public improvements constructed for the WestCor Drive Extension, Coralville, Iowa, was introduced by Gross, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

OAKDALE BOULEVARD EXTENSION

After the resolution was read, Jones asked if this extends Oakdale Boulevard west of the roundabout. Hayworth responded yes it will extend Oakdale Boulevard from the roundabout at Jones Valley Boulevard to the new elementary school road. The public hearing will be February 14, 2023.

RESOLUTION NO. 2023-11

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract for Oakdale Boulevard Extension, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

FF&E WAREHOUSING, DELIVERY AND INSTALLATION AGREEMENT

After the resolution was read, Jones thought AW2 was just a logistics company and didn't do installations. Olson clarified yes, but AW2 will subcontract someone to install the items and it is included in the agreement. It was noted this agreement is not to exceed \$720,476.50.

RESOLUTION NO. 2023-12

Resolution approving an FF&E Warehousing, Delivery and Installation Agreement with AW2 Logistics for the Renovation of the Hyatt Regency Coralville Hotel & Conference Center, was introduced by Jones, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

COMMISSION APPOINTMENTS

Motion by Jones to concur with the recommendations of Mayor Meghann Foster for the following appointments with terms expiring on Decelmber 31st of the year listed:

Arts Commission:

Ann Burton	640 Highland Park Ave.	2025
Carrie Houchins-Witt	735 Forest Edge Drive	2025
Chloe Angyal	1507 Winterpark Drive	2025

Planning & Zoning Commission: (Partial Term)

Reappoint Paul Arens	3004 Wind Ridge Ct.	2026
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Seconded by Huynh. Motion carried.

MOTION BY HUYNH TO APPROVE CONSENT CALENDAR items a-s inclusive:

- a) Approve minutes for the January 10, 2023 Coralville City Council Regular Meeting.

- b) Approve and ratify the State of Iowa 2022 Annual Financial Report for the City of Coralville.
- c) Approve **new** Iowa Retail Permit Applications of **Nile Valley Market** for Cigarette/Tobacco/Nicotine/Vapor: Eff. 01/25/2023 through 06/30/2023.
- d) Approve **new** Class C Retail Alcohol License with Outdoor Service for **Barrel House Coralville, LLC**: Eff. 04/15.
- e) Approve **new** Class C Retail Alcohol License with Outdoor Service and Catering for **Jethros BBQ Iowa City**: Eff. 03/01.
- f) Approve Special Class B Native Wine License and **new** Premises Updates Amendment for **Bits & Pieces**: Eff. 2/24. (Moved out of Coral Ridge Mall to 119 2nd Street, Suite 300)
- g) Approve payment to **RMB Co., Inc.** for final billing for the Coralville Library Boiler Flue Project (#11594): \$25,964.00.
- h) Approve payment to **Impact7G** for:
 - i) CRANDIC Flood Wetland Mitigation Monitoring (#28840) \$2,408.75
 - ii) West Land Use Central Trunk Sewer – 2022 (#28902) \$7,775.00
 - iii) CCMB-MBI Clear Creek Mitigation Banking Instrument (#28873) \$5,909.85
- i) Approve payment to **Racom Corporation** for police vehicle equipment and installation (#22INV1078): \$11,565.47.
- j) Approve payment to **Workspace** for final payment minus the 50% deposit on Library Furniture and Equipment for the Teen Area (\$29,368.00); west end of the Adult Reference and Public Computer Area (\$27,619.00); Café Space (\$16,280.00); and some shared public staff workstations (\$9,858.00) (#65531): \$41,562.29.
- k) Approve payment to the **East Central Iowa Council of Governments (ECICOG)** for the CDBG Housing Rehabilitation Administration (#9955): \$75.00.
- l) Approve payment to **Dan's Overhead Doors 1** for 750 Camp Cardinal Blvd. garage doors #3 & #4 replacement (#546734); \$21,328.00.
- m) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Woodruff Construction** for Fuzzy Taco/IRL Management Office Buildout November Progress (Pay Application #4): \$6,144.85.
- n) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Pappageorge Haymes Partners** for IRL – Master Planning, LOD's & CAD Services November 2022 (#136303): \$2,512.50.
- o) Approve Change Order #1: +\$4,212.50; and Pay Estimate #1: \$165,825.12; to **Triple B** for Colony Fen Erosion and Dewatering Correction Project.
- p) Approve attendance of Nick Houg to ILandscapes in Schaumburg, IL from January 31-February 3, 2023: \$1,052.00.
- q) Approve attendance of Dave Kabel to the International Erosion Control Association Conference in Kansas City, MO from February 3-8, 2023: \$2,876.10.
- r) Approve attendance of Kron, Nicholson, Bender, Droll and Roehler to the National Officer Memorial Induction of Police Sergeant John Williams in Washington, D.C. from May 12-17, 2023: \$13,085.00. (Iowa COPS will reimburse the department for flight and lodging expenses. Anticipated cost to the City is \$2,460.00.)
- s) Approve Bill List for January 24, 2023.

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

City Administrator Kelly Hayworth thanked the volunteers, businesses and staff who worked on WinterFest last weekend. Hayworth reported it was a great success with a good turnout. Hayworth announced BrrFest is Saturday, January 28th at the Hyatt Regency Coralville Hotel & Conference Center and tickets are still available. Hayworth announced the Xtream Arena will host the IGHS AU Girls State Wrestling Tournament on Thursday, February 2nd and Friday, February 3rd and the IHSAA Boys Wrestling Duals on Saturday, February 4th.

Mayor Meghann Foster wished everyone a Happy Lunar New Year. Councilpersons Mitch Gross and Hai Huynh and herself attended the beautiful Lunar New Year event at the Englert that had a lot of great performances. Foster congratulated Coralville Community Food Pantry staff on the smooth transition to

their new location on Saturday. Foster is impressed with the new site and thinks it will be a tremendous asset for our community. Foster is grateful to the staff and volunteers at the Food Pantry for the valuable services they provide. Foster reported the public meeting last week was well attended for the Utility Resilience Project where power and communication lines will be relocated from back yards and buried in front yards in the MidAmerican service area. Foster thanked all the neighbors for coming out and noted there is an on-line video for those who missed the meeting. The link is on the home page of the city website. Foster encouraged those with questions to reach out to Deputy City Administrator Ellen Habel or City Engineer Scott Larson at City Hall. Foster thanked everyone who helped out with WinterFest and she was happy they encouraged people to get out and enjoy all the recreation activities the City has to offer.

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

Councilperson Mike Knudson has nothing to report.

Councilperson Mitch Gross encouraged those interested in the speed limit discussion to stay for the work session.

Councilperson Hai Huynh noted roughly half of the world's population celebrates the Lunar New Year and most people in the United States have learned is the Year of the Rabbit, but the Vietnamese call this the Year of the Cat. Huynh reported the Coralville Community Food Pantry's new location opened Saturday and today will be the second day they have been open. Huynh thanked the community and all of their supporter's efforts to get the new building up and running. The new building is open to everyone and they are welcome to come by for a tour and the services they offer. Their hours are listed on their website. Huynh announce the newly remodeled Library café is now open to everyone. Community Resource Navigator Samira Abdalla will host a Chat 'n Chai in the remodeled café every Tuesday and the last Saturday of the month from 10:00 AM to 11:30 AM. All community members who want to have chai or want to know more about services offered in the community and Johnson County, need translation services or need help filling out forms for programs are welcome. Wednesday, February 1st is "Wear a Hijab Day" and Samir Abdalla will host an interactive event from 4:30 PM to 6:30 PM for people to learn more about Hijabs and they can borrow one to try on. Huynh encouraged people who need tax help to go to <https://biz.uiowa.edu/vita>. If you need interpretation help contact Ann at Johnson County Social Service at 319-356-6090. There is a Free Legal Advice Clinic open to all residents regardless of immigration status and they will help with landlords, tenants, immigration law, employment, work issues, and family law. They are open on the second Tuesday of the month from 5:30 PM to 7:30 PM at 1035 Wade Street, Iowa City, Iowa 52240.

Councilperson Keith Jones noted the Food Pantry is 12 years old and he has witnessed its progress from it's beginnings on 2nd Street, moving to the Post Office and now their new location. Jones noted the Pantry received a lot of support from the community, City of Coralville and the Coralville United Methodist Church and agreed the new facility is remarkable and will serve the community for many years to come. Jones congratulated the Food Pantry and looks forward to their service to the community for many years to come. Foster agreed the new Food Pantry building is a very big deal.

Councilperson Laurie Goodrich congratulated the Food Pantry and noted knowing many Councilmembers past and present that have been very involved with the Food Pantry as well as those in the community. Goodrich congratulated the WinterFest committee on a great event and looks forward to many more.

Jones thanked Mike Hodge and Hodge Construction, who did a great job on the Food Pantry and completed it on budget and on time.

Motion by Goodrich, seconded by Huynh to adjourn at 7:33 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk