

**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, February 12, 2019 with Mayor Pro-tem Mitch Gross presiding and was called to order at 6:30 PM Live and recorded webcasts of Coralville City Council Meetings are available online at www.coralville.org/coralvision.

The following Council Members were present: 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; Asst. City Engineer Scott Larson; Director of Finance Tony Roetlin; Police Chief Shane Kron; Director of Parking & Transportation Vicky Robrock; Streets & Solid Waste Superintendent Eric Fisher; Wastewater Superintendent David Clark; Communications Specialist Jon Hines; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Dodds to approve the agenda with the removal of item 6. Motion carried.

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

City Administrator Kelly Hayworth noted the reason item 6 was removed is the auditor could not make the meeting because of the snow and he lives in Waterloo. The Audit Report will be next Council Meeting.

There were no citizen comments.

BONDS ~ PUBLIC HEARING

Mayor Pro-tem Mitch Gross declared this the time for a public hearing on General Obligation Essential Corporate Purpose Loan Agreements. There were no public or written comments. Gross closed the public hearing.

RESOLUTION NO. 2019-10

Resolution authorizing one or more Loan Agreements and providing for the levy of taxes to pay the same. was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

Gross declared this the time for a public hearing on issuance of not to exceed \$4,800,000 Urban Renewal Tax Increment Revenue Bonds. There were no public or written comments. Gross closed the public hearing.

RESOLUTION NO. 2019-11

Resolution making a determination to issue Urban Renewal Tax Increment Revenue Refunding Bonds was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

AUDIT REPORT <REMOVED>

FISCAL YEAR 2020 BUDGET

Director of Finance Tony Roetlin presented the Fiscal Year 2020 Budget. Highlights include the Tax Levy rate staying at \$13.5277 for the tenth year in a row. The State will increase the rollback for the taxable value of residential property by 1.2971% from 55.6209% and multi-residential property will decrease by 3.75% from 78.75%. Commercial and Industrial rates will stay the same at 90% and Agricultural rates will go up slightly. This means the taxable value of a \$100,000.00 home increases \$1,297.00, so a resident will pay \$17.55 more in city taxes per \$100,000.00 of taxable value in Fiscal Year 2020 than Fiscal Year 2019. Revenue and Expenditures in the general fund will be \$28,030,652.00 and is about a 2% increase

from Fiscal Year 2019. Road Use Tax fund revenues will be \$2,297,201.00 which is \$121.50 per capita with the population being 18,907. There will not be rate changes for Public Transit, Water, Solid Waste, Storm Water and Parking. The sewer rate will increase from \$12.50 to \$13.75 for the first 200 cubic feet and \$4.00 to \$4.40 for each additional 100 cubic feet. This will be the last rate increase to finance a wastewater treatment plant project designed to accommodate Coralville's growth for the next 20 years. The public hearing will be February 26, 2019 and the budget will be adopted March 12, 2019. *The Connection* will have a Budget article; it will be available on CoralVision and the City website at www.coralville.org. There will also be copies of the budget at City Hall and the Coralville Public Library. The Fiscal Year 2020 Budget will be filed with the State Auditor prior to March 15, 2019 and be effective July 1, 2019.

RESOLUTION NO. 2019-12

Resolution setting a date for the public hearing on the Fiscal Year 2020 Budget was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

OLDE HICKORY LANE STORM SEWER

Gill, seconded by Dodds to approve Change Order #1: +\$5,777.16; and Pay Estimate #1 FINAL: \$37,925.83; to **BWC Excavating, L.C.** for Olde Hickory Lane Storm Sewer. Motion carried. It was noted the retainage of \$1,996.10 is due in 30 days.

RESOLUTION NO. 2019-13

Resolution accepting the Olde Hickory Lane Storm Sewer as completed was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING

RESOLUTION NO. 2019-14

Resolution approving an Engineering Services Agreement with Terracon Consultants, Inc. for 802 Quarry Road Tier 2 Site Cleanup Report was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-15

Resolution approving an Agreement with DeLong Construction, Inc. for site fill at E. 2nd Avenue and E. 9th Street was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

4TH AVENUE SANITARY SEWER IMPROVEMENTS

RESOLUTION NO. 2019-16

Resolution approving an Engineering Services Agreement with HR Green, Inc. for 4th Avenue Sanitary Sewer Improvements was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

1002 5TH STREET LEASE AMENDMENT

After the resolution was read, Hayworth noted this will allow either the City or Coralville Community Food Pantry to terminate the lease at the former site of the Coralville Post Office with 180 days' notice instead of having a firm end date. Hayworth added one of the Food Pantry's goals is to find a larger space because they are outgrowing the current location. Councilperson Meghann Foster noted she will abstain because she is on the Coralville Community Food Pantry Board and has a conflict of interest.

RESOLUTION NO. 2019-17

Resolution approving an Amendment to that certain Lease Agreement with the Coralville Community Food Pantry, for 1002 5th Street was introduced by Gill, seconded by Goodrich. A roll call vote was taken, Ayes: Dodds, Goodrich, Gross, Gill. Abstain: Foster. Resolution declared adopted.

MOBILITY COORDINATOR 28E AGREEMENT

RESOLUTION NO. 2019-18

Resolution approving a 28E Agreement with Johnson County regarding a Mobility Coordinator for the period of February 1, 2019 through June 30, 2019 was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

CONTRACT AMENDMENT

After the resolution was read, Hayworth explained this agreement is for the \$12,000,000.00 Iowa River Landing Reinvestment grant and this amendment reflects the City has met all of the States contingencies so they can start working on collecting sales taxes from the district.

RESOLUTION NO. 2019-19

Resolution approving a Contract Amendment No. 3 to Contract 16-RD-001 with the Iowa Economic Development Authority was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the January 22, 2019 Coralville City Council Regular Meeting.
- b) Approve **new** Class B Liquor License with Sunday Sales for **Drury Inn & Suites – Coralville**: Eff. 3/15.
- c) Approve **new** Special Class C Liquor License for the **Foundry Iowa River Landing**: Eff. 1/5.
- d) Approve Class C Liquor License with Outdoor Service and Sunday Sales for the **Vine**
- e) **Tavern & Eatery**: Eff. 3/1.
- f) Approve Class C Liquor License with Sunday Sales for **Longhorn Steakhouse #5483**: Eff. 3/1.
- g) Approve payment to **Four Winds Interactive, LLC** for software and services for the Coralville Marriott Redesign Project Phase 1(#SIN182493): \$38,367.46.
- h) Approve payment to **Urban Fire Protection** for Coralville Marriott Hotel and Conference Center for sprinkler system control update (P.O. #08082018ENG): \$4,233.00.
- i) Approve payment to **Ryan & Associates** for Coralville Marriott Hotel and Conference Center:
 - i) To install customer supplied 20HP motor in cooling tower, 20HP VFD in cooling tower and 20HP VFD in hot water pump (P.O. #11082018ENG): \$6,850.00
 - ii) To replace Dectron Unit (P.O. #03212018EN) \$117,694.00
- j) Approve payment to **Avendra Replenishment LLC** for Coralville Marriott Hotel and Conference Center:
 - i) One concierge refrigerator (P.O. #11082018RM) \$961.06
 - ii) One concierge refrigerator (P.O. #11082018RM) \$961.06
- k) Approve payment to **Modern Piping Service Division** for Coralville Marriott Hotel and Conference Center to replace the 2006 original glycol pump (P.O. #10052018ENG): \$2,189.00.
- l) Approve payment to **Iowa Network Services, Inc.** for Oakdale Boulevard and University Parkway communications conduit (#IC Build): \$68,779.13.
- m) Approve payment to **Creative Software Services, Inc.** for Coral Ridge Avenue Improvements (#TT_2181): \$2,160.00.

- n) Approve payment to **Linn County REC** for Coral Ridge Avenue Improvements (#2019021): \$1,025.00.
- o) Approve payment to **Dave Schmitt Construction** for pump rental for IRL force main disconnect (#016035): \$2,074.06.
- p) Approve payment to **Mechanical Service, Inc.** for repair of leaks at Fire Station #1 (#21937): \$12,073.89.
- q) Approve payment to **Shive-Hattery, Inc.** for:
 - i) IRL CenturyLink and Arena ALTA Surveys (#1182790-2) \$4,849.33
 - ii) IRL CenturyLink and Arena ALTA Surveys (#1182790-3) \$1,822.07
- r) Approve payment to **Terracon Consultants, Inc.** for EPA Brownfield Grant related services (#TB40704): \$1,252.26.
- s) Approve payment to **DeLong Construction, Inc.** for IRL Construction Access Roads (#1711): \$18,717.64.
- t) Approve payment to **Wiss, Janney, Elstner Associates, Inc.** for investigation of IRL Drury Parking Ramp (#0407791): \$9,000.00.
- u) Approve payment to **Design Force Corporation** for the Coralville Marriott Redesign Project:
 - i) Invoice #5451 \$2,675.00
 - ii) Invoice #5420 \$1,007.17
- v) Approve payment to **Neumiller Electric, Inc.** to remove and temporarily replace damaged traffic light mast arm and upright at 1st Avenue and 9th Street (#20934): \$13,665.00.
- w) Approve payment to **Impact7G** for Iowa River Floodwall Wetland Mitigation, Construction Observation, Planting and Maintenance (#13310): \$590.00.
- x) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **OliverMcMillan, LLC** for City legal fees paid by them (#012RQS121718): \$1,888.50.
- y) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Daspin and Aument, LLP** for:
 - i) Legal Fees 6/2018 Winestyles (#73787) \$82.50
 - ii) Legal Fees 6/2018 Brides by Jessica (#73788) \$1,515.00
 - iii) Legal Fees 6/2018 Fuzzy's Taco Shop (#73789) \$607.00
 - iv) Legal Fees 6/2018 High Ground Café (#73791) \$110.00
 - v) Legal Fees 7/2018 Fuzzy's Taco Shop (#74947) \$165.00
- z) Approve Pay Estimate #1 to **Iowa Bridge & Culvert** for Coral Ridge Avenue Wall #4 Repair: \$141,439.80.
- aa) Approve Change Order #7: +\$8,980.94; and Pay Estimate #7: \$94,474.59; to **Dave Schmitt Construction** for Iowa River Landing Sanitary Sewer and Roadway Grading 2017.
- bb) Approve Pay Estimate #11 to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements – Phase 2: \$45,917.79.
- cc) Approve Pay Application #7 to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements 2017: \$1,234,535.38.
- dd) Approve Pay Application #1 to **M. A. Mortenson Company** for Coralville Marriott Redesign Project: \$961,114.54.
- ee) Approve bid and purchase from **Truck Equipment, Inc. of Des Moines, IA** of one 44' Aerial Bucket Truck Body: Approximately \$70,066.00.
- ff) Approve bid and purchase from **Steller Truck & Trailer of Mason City, IA** of one 11' Utility Truck Body: Approximately \$18,985.00.
- gg) Approve bid and purchase of two 2019 Ford F550 cab and chassis trucks from **Dewey Ford, Ankeny, IA**. Unit #1 will be equipped with 44" Aerial Bucket (\$36,460.00) and Unit 2 will be equipped with Utility Truck Body (\$35,765.00): \$72,225.00 total State Bid price.
- hh) Approve bid and purchase from **Duluth Transit Authority** of one 2006 Gillig Low Floor Bus for the Recreation Department: \$9,000.00 and a required payment of \$1,362.00 for tires and fuel for a total of \$10,362.00.
- ii) Approve quote and purchase from **Tallgrass Business Resources** for 24 Davari conference room chairs: \$20,941.41. (National IPA Cooperative Purchasing quote)

- jj)** Approve Use Agreement between the City of Coralville and Star Hotels IA – Peter and Sopan Patel (formerly Comfort Suites Coralville) for the Coralville Hawkeye Train Lot on James Street. (This is for \$1,000 per year.)
- kk)** Approve attendance of Kelly Hayworth to Washington D.C. Congressional Visits in Washington D.C. from March 12-14, 2019: \$1,412.69.
- ll)** Approve attendance of Lee Lautzenheiser to SCBA – Air Supplied Technician Training in Monroe, NC from March 3-10, 2019: \$1,455.00.
- mm)** Approve attendance of John Lundell to the NLC Congressional Conference in Washington D.C. from March 10-14, 2019: \$2,287.84.
- nn)** Approve Bill List for February 12, 2019.

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

City Administrator Kelly Hayworth thanked the Public Safety and Public Works employees for doing a really good job responding in all kinds of challenging weather these last few weeks.

Mayor Pro-tem Mitch Gross concurred with Hayworth's comments.

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

Councilperson Tom Gill asked everyone to drive safely and keep warm.

Councilperson Meghann Foster appreciated the hard work of the City's road crews and public safety workers during these challenging conditions. Foster encouraged people to adopt a fire hydrant as it is still needed and they can contact the Fire Department if they are interested.

Councilperson Jill Dodds thanked the Streets Department and the Fire and Police Departments who have been responding to fires and accidents in this weather. Dodds noted she has received positive feedback on the Transit Department providing a Bus to keep firefighters warm during a fire last week.

Councilperson Laurie Goodrich noted the musical *Tommy* will be performed at the Coralville Center for the Performing Arts this Friday through Saturday. On March 1st the summer camp schedule for Young Footlifers will come out through the Coralville Recreation Center.

Jeff Kimbro with Future Line Truck Equipment in Cedar Rapids noted he sent an e-mail to the Council last night and thanked Foster for her response. Kimbro asked the Council to reconsider his bid for 11' Utility Truck Body which was \$615.00 above the minimum bid, but one trip for a warranty call in Mason City will cost over \$700.00. Kimbro noted Coralville has been a loyal customer of Future Line with 50 visits over the last five years and they appreciate the City's business. Kimbro and several of his employees conduct business in Coralville often. Olson explained Coralville's buy local policy only applies to Coralville businesses and the policy states the City accepts the lowest bid. The distance of the business is not part of the decision-making process. Hayworth added Iowa City and Cedar Rapids buy local policy includes businesses in the same County. Foster asked if maintenance costs are considered in the bidding process. Hayworth responded no, it is only the lowest bid. Foster asked if this is a State Policy. Olson responded State policy only applies to construction projects and this is covered by the City's Purchasing Policy. The Council thanked Kimbro for speaking with them.

Motion by Gill, seconded by Dodds to adjourn at 7:04 PM. Motion carried.

Mitch Gross, Mayor Pro-tem

Thorsten J. Johnson, City Clerk