

**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, February 23, 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](http://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; Human Resource/Risk Manager Mike Funke; Production Assistant Matt Palmer; 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.

Motion by Gross, seconded by Goodrich to approve the amended agenda removing item 15 a, b and c. Motion carried.

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

There were no citizen comments.

**FISCAL YEAR 2022 BUDGET**

Finance Director Tony Roetlin presented the Fiscal Year 2022 Budget. Highlights include the Tax Levy rate is unchanged from the previous year at \$14.3123 per \$1,000.00 of taxable valuation. The State will increase the rollback for the taxable value of residential property from 55.0743% to 56.4094% and multi-residential property will decrease from 71.25% to 67.50%. Commercial and Industrial rates will stay the same at 90%. This means residential property owners will pay \$19.11 more in city taxes annually per \$100,000.00 of taxable value. Commercial and industrial property owners will not pay more annually per \$500,000.00 of taxable value in Fiscal Year 2022 than Fiscal Year 2021. Roetlin noted in the notice for the Maximum Tax Levy the Debt Service Levy is excluded which is why the total is less than the proposed total Property Tax levy. Hotel/Motel Tax makes up 7% of the General Fund revenue this year rather than the normal 11% in past years due to the pandemic and increased competition. The Debt Service Levy did not increase. Revenue and Expenditures in the general fund will be \$27,961,413.00 and is about a 4.7% decrease from Fiscal Year 2021. Road Use Tax fund revenues will be about \$2,566,000.00 which is \$128.00 per capita with a population of 18,907. There will be no rate changes for Public Transit, Water, Sewer, Solid Waste, Storm Water and Parking. Some highlights for the Fiscal Year 2022 Budget are replacement of a paratransit bus for Public Transit; additional fire equipment and refurbishing items in the Fire Stations; additional equipment for street repair, patching, sealing; replacement of a 12-year-old snow plow truck and some streets repair work; replacement of a 20-year-old garbage truck; and AV viewing station upgrades in adult and children's area and additional public laptops for the Library. The budget public hearing will be March 9, 2021 and the budget will be considered for adoption March 23, 2021. *The Connection* has a budget article; which is available on CoralVision and the City website at [www.coralville.org](http://www.coralville.org). A video on the budget will be on CoralVision. There are also copies of the budget at City Hall, the Coralville Public Library and on the City website. The Fiscal Year 2022 Budget will be filed with the State Auditor prior to March 31, 2021 and be effective July 1, 2021.

After the Budget Presentation, Councilperson Meghann Foster asked about COVID-19 funding availability. Roetlin responded some of the funding including money for the Transit system from the first CARES Act has extended into the Fiscal Year 2022 Budget. Some transit money from the second "CARES" Act is also included in the Fiscal Year 2022 Budget. Foster asked if the funds received from the CARES Act cover City expenses and not lost revenue. City Administrator Kelly Hayworth responded yes; the City is required to prove an expense in order to receive reimbursement. Foster asked if the City will have more flexibility with the new funds being considered including reimbursing lost revenue. Hayworth responded yes; but they haven't approved those funds or rules yet. Mayor John A. Lundell added the League of Cities is expecting action on those bills in mid-March but he doesn't know when those funds will be available. Hayworth added the Shuttered Venue Act adopted last December to provide immediate relief funding for places like the Center for the Performing Arts still hasn't adopted the rules to distribute those funds and it has been three months. So immediate acts do not necessarily happen quickly. Lundell noted there is no expiration on the next stimulus act so the City may be able to carry those funds into future years if necessary. It was noted the public hearing on the 2022 Budget will be March 9<sup>th</sup>.

#### **RESOLUTION NO. 2021-18**

Resolution setting a public hearing on the Fiscal Year 2022 Budget, was introduced by Foster, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

#### **IOWA RIVER LANDING RETAIL LEASE ~ PUBLIC HEARING**

City Attorney Kevin Olson reported no alternate proposals were received.

Lundell declared this the time for a public hearing on disposal of an interest in real property for the leasing of 920 E. 2<sup>nd</sup> Avenue, Suite 145. There were no public or written comments. Lundell closed the public hearing.

#### **RESOLUTION NO. 2021-19**

Resolution approving the disposition of property and approving a Lease Agreement with Urban US Retail, LLC, was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2021-20 was read, Hayworth noted the ISG, Inc. agreement is for the City's architect and the second agreement provides the tenant with an architect as required by the Lease Agreement.

#### **RESOLUTION NO. 2021-20**

Resolution approving a Proposal with ISG, Inc. to be the local architect and architect of record for the Anthropologie Tenant Buildout, was introduced by Huynh, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

#### **RESOLUTION NO. 2021-21**

Resolution approving a Proposal with David A. Levy & Associates to provide professional design interpretation, assistance, and design review for the Anthropologie Tenant Buildout, was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

#### **2500 HOLIDAY COURT ~ PUBLIC HEARING**

Community Development Director Dave Johnson reported this rezoning to R-PUD 2, Residential Planned Unit Development Two District, will allow a proposed 4-story, 58,000 square foot multi-family building with site amenities on a 2.7-acres at the corner of Holiday Court and Crosspark Road. The floor area ratio is .59, the average density is 21.7 dwelling units per acre, and there will be 112 parking stalls that meet the required number of stalls and screening regulations. The building materials will be brick, LP smart siding

and gray varieties of trim. Johnson showed the elevation drawings and after staff review the development meets all the City's requirements. This will be an affordable housing development. Out of 49 total units 8 units will be for households at or below 30% of the area median income (AMI), 15 units at or below 40% AMI, 21 units at or below 60% AMI and the remaining five units will be at market rate. This development meets the community plans goals of providing affordable and varied housing throughout the City and is consistent with Coralville's Land Use Map designation of High-Density Residential Use of 16 or more residential units per acre. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the rezoning from C-2 to R-PUD2 and PUD-B Site Plan for 2500 Holiday Court.

Councilperson Mitch Gross left the meeting at 7:06 PM. Votes will now be 4 Ayes and 1 Absent for Motions, Resolutions and Ordinances unless otherwise noted.

Mayor John A. Lundell declared this the time for a public hearing on rezoning of 2500 Holiday Court from C-2 to R-PUD 2, Preliminary Plat and the PUD-B Site Plan. Megan Carr with Sands Development, LLC offered to answer any questions. If things continue as planned, construction will begin in May or June depending on how the bids come in. There were no further public or written comments. Lundell closed the public hearing.

After the ordinance was read, Councilperson Meghann Foster asked if any of the units (like ones with two or three bedrooms) could be used as the 8 units for those at or below 30% of the area median income (AMI). Asst. City Administrator Ellen Habel responded no; the units have already been defined in the application to the Iowa Finance Authority. Carr confirmed the size of the units at 30% AMI have been set in the Iowa Finance Authority application, but in the future if the City has specific needs for larger housing at lower income, they would be excited to look at another project. In order for this project's financials to work this is how the structure is set up and it is difficult to adjust it at this stage. They also set these units in a declaration against the land outlining their restrictions for the next 30-years.

**ORDINANCE NO. 2021-1002** 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 2500 Holiday Court, from C-2, Arterial Commercial District, to R-PUD 2, Residential Planned Unit Development Two District, was introduced by Goodrich, seconded by Huynh for 1<sup>st</sup> consideration. A roll call vote was taken. Motion carried.

### **RIDGEVIEW ADDITION ~ PUBLIC HEARING**

Johnson reported this will change the land use map for 16.1 acres located west of Jones Boulevard to Medium Density Residential Use to allow single family attached structures. They will generally be two-stories tall, attached horizontally and not stacked on top of the other. This is consistent with the Coralville development guidelines. Lundell asked for clarification on what was meant by single family homes being attached horizontally and Johnson responded these will be townhomes based on his understanding and it will fit into the Medium Density Residential use of 6 to 16 dwelling units per acres. The specific development plans are still up in the air but staff supports the land use request based on the community plan. The land use supports the varied housing goal of the community plan and fits with the neighborhoods to the south. The development will facilitate the connection to Jones Boulevard that will be a catalyst and benefit to the area. The Planning & Zoning Commission voted 7-0 to recommend the Council approve changing the land use of Ridgeview from Corporate Campus Use to Medium Density Residential Use.

Lundell declared this the time for a public hearing on amending the Land Use Map for property located at Ridgeview Addition Court from Corporate Campus Use to Medium Density Residential Use. Jon Marner with MMS Consultants noted the building types they are planning are 4 to 5 plex townhomes similar to what already exists in the area. There were no further public or written comments. Lundell closed the public hearing.

**ORDINANCE NO. 2021-1003** An ordinance amending the Coralville Community Plan to reflect certain property generally known as Ridgeview Addition, Coralville, Iowa to be designated Medium Density Residential Use in place of Corporate Campus Use, was introduced by Foster, seconded by Goodrich for 1<sup>st</sup> consideration. A roll call vote was taken, Motion carried.

#### **VOLUNTARY ANNEXATION – MEADE PROPERTY ~ PUBLIC HEARING**

Olson reported this annexation was approved once but the applicants signed their application as individuals instead of using their LLC, so the development board asked them to go through the process again using the LLC on their application. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the voluntary annexation.

Public hearing on Annexation of an approximate 43.34-acre parcel located east of Auburn Hills East and west of Dubuque Street. There were no public or written comments. Lundell closed the public hearing.

#### **RESOLUTION NO. 2021-22**

Resolution approving the voluntary annexation of real property into the City of Coralville, Iowa, was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

#### **AUBURN RIDGE**

Johnson reported this is a 44.5-acre proposed subdivision with 50 lots ranging in size from .25 to 1.5 acres with an average density of 0.9 units per acre which is consistent with a low-density residential development in a R-1, single family residential district. This subdivision will include an important connection between Meade Avenue in Auburn Hills East to Dubuque Street. Staff has found the development to meet all zoning codes and relevant development standards. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the Preliminary Plat for Auburn Ridge.

#### **RESOLUTION NO. 2021-23**

Resolution approving the Preliminary Plat for Auburn Ridge, Coralville, Iowa was introduced by Huynh, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

#### **SCANLON FARMS SOUTH RIDGE**

**ORDINANCE NO. 2021-1001** 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 Scanlon Farms South Ridge, from R-PUD 1, Residential Planned Unit Development One District, to C-PUD 1, Commercial Planned Unit Development One District, was introduced by Dodds, seconded by Goodrich for 3<sup>rd</sup> consideration. Ordinance declared adopted after its publication as required by law.

#### **RESOLUTION NO. 2021-24**

Resolution approving the PUD-A Site Plan for Scanlon Farms South Ridge, Coralville, Iowa, was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

#### **DEVELOPMENT AGREEMENT**

After the resolution was read, Hayworth reported all subdivisions have development agreements but this one is more inclusive than most. Because there are so many phases to this development the agreement outlines the dates when different things will happen like road construction with connections to Dubuque Street and North Liberty Road. There is also specific information on how open spaces will be developed and graded with input from the Parks & Recreation Commission and Department. It outlines the sidewalk, trail connection locations and connection fees for water and sewer. Councilperson Laurie Goodrich asked

when the whole development will be completed. Olson responded it should be by 2026 depending how fast things develop.

#### **RESOLUTION NO. 2021-25**

Resolution approving the Development Agreement with Forevergreen Heights, LLC and Scanlon Family, LLC, was introduced by Foster, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

#### **IOWA RIVER LANDING IMPROVEMENTS PROJECT 2019 – EAST 9<sup>TH</sup> STREET**

Motion by Huynh, seconded by Goodrich to approve Pay Estimate #13 (Final) to **All American Concrete, Inc.** for the Iowa River Landing Improvements Project 2019 – East 9<sup>th</sup> Street: \$0.00. Motion carried. It was noted the retainage due in 30 days is \$30,228.03.

#### **RESOLUTION NO. 2021-26**

Resolution accepting the Iowa River Landing Improvements Project 2019 – East 9<sup>th</sup> Street as completed, was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

#### **I-80/1<sup>ST</sup> AVENUE INTERCHANGE IMPROVEMENTS PROJECT**

After the resolution was read, City Administrator Kelly Hayworth thanked City Engineer Dan Holderness, Asst. City Engineer Scott Larson and Asst. City Administrator Ellen Habel for their work on this project. This is a major, positive project for the City that will not require more City funds due to the receiving a BUILD grant paying for the City's portion of the project. Holderness is working on an agreement with the Iowa Department of Transportation (DOT) to acknowledge the BUILD grant as the City's share of the project and that no additional funds from the City will be spent on the project going forward. It was noted this amendment is not to exceed \$0.00.

#### **RESOLUTION NO. 2021-27**

Resolution approving Amendment No. 3 for the Professional Services Agreement with HR Green, Inc. for the Interstate 80/1<sup>st</sup> Avenue Interchange Improvements, was introduced by Huynh, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

#### **BROWN DEER GOLF CLUB MANAGEMENT AGREEMENTS <REMOVED>**

#### **MOTION BY DODDS TO APPROVE CONSENT CALENDAR items a-o inclusive:**

- a) Approve minutes for the February 9, 2021 Coralville City Council Regular Meeting.
- b) Approve **new** Class B Native Wine Permit with Sunday Sales for **Bits & Pieces**: Eff. 2/15. (New Store in Coral Ridge Mall)
- c) Approve Class C Liquor License with Sunday Sales for **Quinton's Bar & Deli**: Eff. 3/15.
- d) Approve Class E Liquor License with Fills and Sells Growlers privilege and Sunday Sales for **Kum & Go #524**: Eff. 3/15.
- e) Approve Class B Liquor License with Sunday Sales for **Drury Inn & Suites – Coralville**: Eff. 3/15.
- f) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Shive-Hattery, Inc.** for:
  - i) Arena Project CA/Design (#1163810-28) \$703.00
  - ii) IRL Parking Lots 2021 (#1205980-1) \$3,953.61
- g) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Yates & Yates Glass Co. Inc.** for door relocation and glass infill for Suite 150 (#021533 IRL): \$2,758.00.

- h) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **David A. Levy & Associates** for Anthropologie Design Interpretation/Assistance and Design Review (#IAACoralFeb): \$21,000.00.
- i) Approve payment to **Trumbull Consulting** for 50% Commission due upon signing for Anthropologie Lease (#0612155): \$29,084.25.
- j) Approve payment to **Anchor Industries, Inc.** for 4 Funbrella Frame Kits and 4 20' Classic Funbrella Tops for the Aquatic Center (1/20/2021): \$7,300.00.
- k) Approve payment to **Innovative Interfaces, Inc.** for the Library's annual Polaris software maintenance fees (#INV-INC27480): \$18,080.18.
- l) Approve quotation and proposal from **Brecke Mechanical Contractors** for a ships ladder to access the grit washer gear motor for repairs and maintenance in the new headworks building: \$15,000.00.
- m) Approve quotation and payment from **Pyramid Services, Inc.** for a new John Deere 4052 tractor for Brown Deer Golf Course: Not to exceed \$36,361.51. (This is state bid pricing.)
- n) Approve an above the pay grade merit increase for City Engineer Dan Holderness.
- o) Approve Bill List for February 23, 2021.

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

City Administrator Kelly Hayworth reminded residents the City has a program adopted for utility assistance through the Iowa Finance Authority. Residents needing assistance with utilities or rent can contact the Library or City Hall. They can also contact staff to work with them on delays for utility payments so they can take advantage of the State program.

Mayor John A. Lundell reported a request for Citizen Community Policing Review Board applications went out yesterday to fill the seven positions. Four positions will be filled by Coralville residents, and the other three positions can be filled by a resident or person living in the area and not in the City limits. One of those positions requires a person who served in law enforcement for at least 5-years, another requires a member of the Iowa City Chapter of the NAACP and the remaining position is requires a member of the League of United Latin American Citizens (LULAC). More information and the application form are on the City website. The City is looking for a diverse and inclusive Board and those interested can contact City Hall or any of the Council. Applications are due 5:00 PM on Friday, March 26, 2021. Lundell offered his condolences to the family of Don Ewalt who was the Chief of Police before Barry Bedford.

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

Councilperson Laurie Goodrich reported Councilperson Meghann Foster and she attended the Metro Planning Organization of Johnson County (MPOJC) who is conducting a long-range transportation survey called "Future Forward 2050." The 10-minute survey, which will be helpful in future transportation planning, is now available through a link on the City's website. Goodrich noted the Iowa City Community School District has started their "Portrait of a Graduate" and she is on the design team that meets once a month. Goodrich attended the Refugee Alliance of Johnson County Zoom meeting and gave a shout out to the Iowa City Compassion Group, the Center for Worker's Justice and Johnson County employees for working with people in need and are new to our community.

Councilperson Hai Huynh stated that water is a basic human right and she supports stopping water shut offs for people with a loss or reduction in income and she appreciates fellow Councilmembers, the Mayor and staff for their work to help residents find solutions but she thinks we can do better. Huynh thought we could have better communication with the general public by simplifying information the City puts out and then provide more information as needed. Huynh suggested setting aside an emergency fund in the future when looking at the budget, state and federal funds so we can offer help to residents that come to the City instead of referring them to other organizations and services. Most of those are located in Iowa City, which can be a huge barrier to Coralville residents. Huynh noted that Coralville's website has a Google Translate button now but it is not necessarily the best tool for translation and the City could do a better job of translating the most important information instead of the entire website. Huynh stated we

need to list all the things that we will help residents with and help them feel less intimidated with asking the City for help. Huynh noted people can be intimidated and not talk to the Council because of their title and the impression they are too important but she thinks the City can work to change that and make Coralville a better place for everybody.

Councilperson Meghann Foster noted Huynh spoke to her heart as a person who teaches and has expertise in strategic communication and agreed with everything Huynh said about the City making information clearer. One example is making it clear if you contact the City, they will not shut you water off. If you qualify or intend to apply for State assistance and even if you don't qualify the City is willing to work with you. Foster encouraged residents to contact the City to learn about assistance programs and if you qualify you will not be shut off or accumulate late fees. The goal of the program is to make sure the people who need the help are getting the help. Foster appreciated those who shared their stories and those who advocated for them. Foster thanked staff for their continued hard work in connecting residents to the assistance programs they need. Foster is glad we all came together and have something in place that will help a lot of people.

Councilperson Jill Dodds thanked Huynh and Foster for reporting on utility bill assistance. Dodds reported she attended a Zoom meeting with the Affordable Housing Coalition and the Center for Worker's Justice who have been helpful in sorting through what needs to be done. Dodds thanked residents for the emails of support with what the City has done stating it shows how much the community cares about everyone in Coralville. Dodds thanked City staff for making some pretty fast decisions at the Council's request and coordinating with North Liberty. Dodds encouraged those having difficulties and needing help to contact the Council or City staff who will be more than happy to help them take advantage of available federal funding. Dodds congratulated Asst, City Engineer Scott Larson on becoming the new City Engineer as City Engineer Dan Holderness retires.

Goodrich asked about a spot on the City website to donate money to those who cannot afford their utility bills. Asst. City Administrator Ellen Habel responded she has talked with a couple of other groups to get that set up but it will take a little time. Habel noted Iowa City and the gas company have something like this on their websites, so they are looking at how people can donate on a monthly or annual basis to create a fund that can be used in an emergency. They still need to figure out the details with collecting and dispersing money. Habel thanked Goodrich for coming up with the idea and mentioning it.

Motion by Foster, seconded by Huynh to adjourn at 7:45 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk