

**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 7<sup>th</sup> Street on Tuesday, February 25, 2020 with Mayor John A. Lundell 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](http://www.coralville.org/coralvision).

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

The following staff was present: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; City Engineer Dan Holderness; Police Chief Shane Kron; Director of Finance Tony Roetlin; Director of Parks & Recreation Sherri Proud; Library Director Alison Ames Galstad; Communications Specialist Jon Hines; City Clerk Thorsten J. Johnson.

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

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

Mayor John A. Lundell proclaimed March 6, 2020 as "Bruce Aune Day." Bruce Aune thanked the Mayor and Council and received the proclamation and the Key to the City. Aune stated that the impact he has had on people through the years is very humbling and flattering. Aune stated he has been impressed with the growth of Coralville and how important it has become in Eastern Iowa and all of Iowa's economic development. Aune promised not to be a stranger as he and his wife will remain in Eastern Iowa.

Board Member Jim Hayes of the Coralville Community Food Pantry addressed the Mayor and Council during citizen comments and reported in December 2019 the food pantry had 868 family visits serving 391 families and in January 2020 they had 879 family visits serving 404 families and they served 1,374 individuals a total of 37,370 pounds of food. Hayes noted the Global Community Meal will be Friday, March 27<sup>th</sup> starting at 5:30 pm at the Coralville Public Library and he thanked local churches and the community for providing volunteers for the Community Meals. Hayes announced Green State Credit Union will be a 2020 presenting sponsor for the Weekly Meal Program which will start Monday, April 6<sup>th</sup>. Hayes noted Board Member Jennifer Nguyen was elected treasurer of the Board. Hayes introduced new Board Member Joyce Wahba. Wahba is also a third year Med Student at the University of Iowa and she is an executive director of the student run free mobile clinic that serves locations in Iowa City, Coralville, West Liberty and Columbus Junction. They have also formed a partnership with the Coralville and North Liberty food pantries to provide free health screenings every other weekend in order to offer tailored health education to help have an impact on diet modifiable diseases. They are working with the new Veggie Rx Program to provide 40 families free vegetables on a weekly basis for 26 weeks. Wahba was thankful and impressed by the City's support and she is excited to be part of the food pantry.

**FISCAL YEAR 2021 BUDGET ~ PUBLIC HEARING**

Lundell declared this the time for a public hearing on the maximum levy for the Fiscal Year 2021 Budget. Lundell asked Director of Finance Tony Roetlin to give his Budget Presentation at this time. Roetlin explained this maximum levy public hearing was created by State legislation passed in 2019 requiring a hearing on the revenue and property tax side of the budget and it required public notice in the paper. Roetlin presented the Fiscal Year 2021 Budget. Highlights include the Tax Levy rate is proposed to go up to \$14.3123 per \$1,000.00 of taxable valuation from the \$13.5277 it had been for the last 10 years. The State will decrease the rollback for the taxable value of residential property by from 56.9180% to 55.0743% and multi-residential property will decrease from 75.00% to 71.25%. Commercial and Industrial rates will stay the same at 90%. This means a resident will pay \$35.82 more in city taxes annually per \$100,000.00 of taxable value. Commercial and industrial property owners will pay \$353.07 annually per \$500,000.00 of taxable value in Fiscal Year 2021 than Fiscal Year 2020. 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. The Debt Service Levy did not increase. Revenue and Expenditures in the general fund will be \$29,332,385.00 and is about a 3.9% increase from Fiscal Year 2020. Road Use Tax fund revenues will be about \$2,400,000.00 which is \$127.00 per capita with the population being 18,907. There will not be rate changes for Public Transit, Water, Sewer, Solid Waste, Storm Water and Parking. Some highlights for the Fiscal Year 2021 Budget are replacement of a paratransit bus for Public Transit; an additional patrol officer for Police; additional rescue tools and equipment as well as active shooter protective gear for Fire; additional indoor pool hours for Parks & Recreation; additional equipment for street repair, patching, sealing and replacement of a 15 year old snow plow truck for Streets; replacement of a 14 year old garbage truck for Solid Waste; and study room enhancements and furniture replacements in adult and young adult area for the Library. The budget will have a public hearing on March 10, 2020 and it will be considered for adoption March 24, 2020. *The Connection* has a Budget article; it is available on CoralVision and the City website at [www.coralville.org](http://www.coralville.org). There are also copies of the budget at City Hall and the Coralville Public Library. The Fiscal Year 2021 Budget will be filed with the State Auditor prior to March 31, 2020 and be effective July 1, 2020. Resident Ken Arkema of Timber Lane noted they taxes have gone up every year since they moved into their single-family residence and asked if this is standard for almost every property owner in Coralville. Lundell believed it is for residential property unless the assessed value decreased for some reason. Councilperson Mitch Gross noted the City property tax rate has remained the same for the last 10 years so those years the taxes went up because of increases in assessed value, the State roll back or increases in taxes by the County or School District and not Coralville. Lundell thanked Arkema and responded City staff and the Council work to make sure there is no extravagant spending and keep taxes down. Property owner Dhuha Tawil wondered why they City picked this particular number for the property tax increase and was concerned about having to raise her tenant's rents. Roetlin explained staff and the Council looked at the decrease in tax revenues due to the rollback and other factors, the increase in costs and how to balance it with increasing revenues and cutting costs and this is the number they arrived at. Tawil asked the Council to consider decreasing the rate by two notches. Councilperson Mitch Gross thanked Tawil for her comments and noted the Council does not have control of decisions made by the State like on the roll back and backfill for commercial and industrial property or the decrease in Multi-Family tax rates which she should have benefited from. This is only the second time since Gross has been on the Council they have increased taxes. Gross added they take this decision seriously but have to balance raising taxes with maintaining the services and amenities that make Coralville such a great place to live. Foster agreed with Roetlin and Gross and added they have taken the time to look for efficiencies in the budget and made some cuts without sacrificing quality of services and amenities. Hayworth noted how the rollback decreased the budget especially for many Multi-family properties in Coralville, and the rollback in taxable property value should help offset the increase in City taxes. Councilperson Tom Gill noted the City provides quality services with an excellent Library, Police Department and Fire Department which residents demand but they do cost money. Gill encouraged people to read the budget article in the *Connection* and if they have questions to contact City staff. Councilperson Jill Dodds hoped the tax increase will end up being a wash with the rollback. There were no more public or written comments. Lundell closed the public hearing.

#### **RESOLUTION NO. 2020-21**

Resolution approving the maximum levy for the Fiscal Year 2021 Budget was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

#### **RESOLUTION NO. 2020-22**

Lundell noted the regular public hearing on the actual budget will be on March 10, 2020.

Resolution setting a date for the public hearing on the Fiscal Year 2021 Budget was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

#### **LOT 1, CEDAR'S THIRD ADDITION ~ PUBLIC HEARING**

City Attorney Kevin Olson reported changes to the Amended PUD-B Site Plan for Lot 1, Cedar's Third Addition were enough to require Planning & Zoning and Council to approval. The developer removed the underground parking for the Multi-tenant professional office building and shrunk its footprint. There are now 53 surface lot parking places which is enough for the intended use. Access through the Mercy Hospital lot and Taco Bell still remain with the building retaining the same look it had before and conforming to the West Land Use area design standards. The Planning & Zoning Commission voted 6-0 to recommend the Council approve of the Amended PUD-B Site Plan for Lot 1, Cedars Third Addition. Jacob Allen with Rohrbach Associates PC noted shrinking the building down to cut costs and add to the storm water management and parking spaces to the surface lot.

Lundell declared this the time for a public hearing on the Amended PUD-B Site Plan for Lot 1, Cedars Third Addition. There were no public or written comments. Lundell closed the public hearing.

#### **RESOLUTION NO. 2020-23**

Resolution approving the Amended PUD-B Site Plan for Lot 1, Cedar's Third Addition, Coralville, Iowa was introduced by Gill, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

#### **IRL PARKVIEW**

After the resolution was read, City Attorney Kevin Olson explained the City needs to release this small portion of formerly Von Maur property from the requirements and restrictions placed on Von Maur in order to clean up the title. The property has already been closed on and construction has begun.

#### **RESOLUTION NO. 2019-24**

Resolution directing the Mayor to execute various releases and assignments related to the IRL Parkview Project was introduced by Dodds, seconded by Foster. A role call vote was taken. Resolution declared adopted.

#### **CORAL RIDGE AVENUE IMPROVEMENTS – PHASE 2**

After the resolution was read, Olson explained Red Hawk development and some of the development on the east side of Coral Ridge Avenue have already paid \$170,000.00 to \$180,000.00 of the assessment.

#### **RESOLUTION NO. 2019-25**

Resolution adopting and levying the Final Schedule of Assessments and providing for the payment thereof was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

#### **CORALVILLE WOODLAND RESTORATION PROJECTS**

After the motion was made, Director of Parks & Recreation Sherri Proud reported this project was paid with REAP grants and funds budgeted over two years. These projects were finished up this fall and they removed invasive species from 123 acres in these five different areas. They are using what they learned from this project to work with local Scouts to clear more small areas in town.

Motion by Gill, seconded by Gross to approve the final payment to **Heritage Land Steward** for Coralville Woodland Restoration Project (Stables Basin and Clear Creek): \$2,670.00. Motion carried.

#### **RESOLUTION NO. 2020-26**

It was noted the retainage of \$2,670.00 is due in 30 days.

Resolution accepting the Coralville Woodland Restoration Project (Stables Basin and Clear Creek) as completed was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

Motion by Gross, seconded by Gill to approve the final payment to **Sustainable Landscape Solutions** for Coralville Woodland Restoration Project (Auburn Hills and Auburn Hills East): \$2,397.35. Motion carried.

#### **RESOLUTION NO. 2020-27**

It was noted the retainage of \$2,397.34 is due in 30 days.

Resolution accepting the Coralville Woodland Restoration Project (Auburn Hills and Auburn Hills East) as completed was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

#### **ACCESS CENTER 28E AGREEMENT**

After the resolution was read, Olson reported one change agreed to by Iowa City and Johnson County is a payback if the Center closes of 5 years prorated for the time it is open during those years. The other issues between Iowa City and the County have been resolved and Olson received a clean copy of the agreement today. Councilperson Laurie Goodrich noted and Olson confirmed the City is making two payments a year over two years for its contribution.

#### **RESOLUTION NO. 2020-28**

Resolution approving the 28E Agreement with Johnson County, the City of Iowa City, the City of Coralville and the City of North Liberty regarding the Behavioral Health Urgent Care Center was introduced by Gill, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

#### **PROCUREMENT CARDS**

#### **RESOLUTION NO. 2020-29**

Resolution designating the position of "Stormwater Coordinator" to the list of certain positions allowed to be issued a procurement card pursuant to the Coralville Purchasing Policy was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

#### **MOTION BY GILL TO APPROVE CONSENT CALENDAR items a-n inclusive:**

- a) Approve minutes for the February 11, 2020 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Sunday Sales for **Quinton's Bar & Deli**: Eff. 3/15.
- c) Approve Class E Liquor License with Fills and Sells Growlers privilege and Sunday Sales for **Kum & Go #524**: Eff. 3/15.
- d) Approve Class B Liquor License with Sunday Sales for **Drury Inn & Suites – Coralville**: Eff. 3/15.
- e) Approve payment to **Bolton & Menk** for the Veteran's Memorial at Oka Hill Cemetery (#0245704): \$95.00.
- f) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel and Conference Center for hot water loop – gauges and circuit setters (P.O. #07152019ENG): \$3,375.00.
- g) Approve payment to **Electric Pump** for repairs and installation of pumps at Pump Station #0 and 3<sup>rd</sup> Avenue Lift Station (#0886062-IN): \$30,553.92.
- h) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **RDG Planning & Design** for IRL Roundabout CPS:
- i) Invoice #46645 \$2,397.50

- ii) Invoice #46787 \$4,742.50
- i) Approve payment to **Creative Software Services, Inc.** for implementation of Stormwater BMP inspections into existing Building & Zoning and Engineering Departments Permit Application program (#19466): \$142.50.
- j) Approve Supplemental Agreement #1 with **Impact7G** for next steps of Iowa River Power Dam – Mitigation Bank Feasibility Study: Not to exceed \$8,000.00.
- k) Award quotation and approve contract to **Sustainable Landscape Solutions** for Highway 6 Landscape Replacement Median Sites 1 through 5: Not to exceed \$14,999.00 with Alternate #1 not to exceed \$500.00 for one-year replacement warranty.
- l) Award bid and approve contract to **Quad City Masonry** for Column Block Replacement at Coralville Community Aquatic Center: Not to exceed \$12,524.00.
- m) Approve attendance of Sara Pitcher to the American Library Association Annual Conference in Chicago, IL from June 26-29, 2020: \$1,377.00.
- n) Approve Bill List for February 25, 2020.

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

City Administrator Kelly Hayworth had nothing to report.

Mayor John A. Lundell offered his condolences to the family of Bill Sueppel who passed away this weekend at 90 years old. He was the legal counsel for the Iowa League of Cities for decades and is the “Father of Home Rule in Iowa.” Sueppel represented many cities in Iowa on labor negotiations and municipal issues and helped get the IWCA launched. His funeral is 10:00 AM Monday at St. Mary’s Church in Iowa City.

City Attorney Don Diehl had nothing to report. City Attorney Kevin Olson noted Bill Sueppel was a gentleman and gracious and helpful when you had questions.

Councilperson Laurie Goodrich had nothing to report.

Councilperson Jill Dodds noted garden spots have been available to Coralville residents since yesterday and will be available to non-residents on March 2<sup>nd</sup> if any remain. There are two plot sizes available along with ADA accessible raised beds. Dodds asked everyone to plant a row to donate to the food pantry. Applications are available on-line and at the Recreation Center.

Councilperson Tom Gill hoped the Behavioral Health Urgent Care Center they just passed the 28E Agreement for will come to fruition and be successful and it will be a great thing for public safety if they can get it done.

Councilperson Mitch Gross congratulated former Councilperson Bill Hoeft on his son winning the State Wrestling Championship. Gross noted Sunday March 8<sup>th</sup> from 11:00 AM to 4:00 PM they are bringing “Putt, Putt for the Library” back after a year break.

Councilperson Meghann Foster thanked everyone who attended the DVIP Soup or Bowl held at the Coralville Marriott Hotel & Convention Center. Foster received a lot of positive feedback for the move to the Marriott and DVIP staff thought Marriott staff were great to work with. Foster invited everyone to attend a Soul Food Dinner hosted by the Black Voices Project this Friday, February 28<sup>th</sup> at the Iowa City Robert A. Lee Recreation Center and it begins at 6:00 PM.

Motion by Gill, seconded by Goodrich to adjourn at 7:27 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk