

**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 26, 2019 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.

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; Library Director Alison Ames Galstad; Police Chief Shane Kron; Human Resource/Risk Manager Mike Funke; 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 February 27, 2019 as "Iowa Honey Bee Day." Director Ed St. John accepted the proclamation on behalf of the Iowa Honey Producers Association, District 3 and thanked the Mayor and Council for the proclamation. St. John noted Coralville will be joining 23 other Iowa cities and the Governor in declaring February 27th "Iowa Honey Bee Day which helps raise awareness of the Honey Bee's status in Iowa.

There were no citizen comments.

FISCAL YEAR 2020 BUDGET ~ PUBLIC HEARING

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 budget will be considered for adoption March 12, 2019. *The Connection* has a Budget article; it is available on CoralVision and the City website at www.coralville.org. There are also 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.

Lundell declared this time for a public hearing on the Fiscal Year 2020 Budget. Resident Rex Brandstatter stated he found this budget to be solid, well planned and a true reflection of our needs. Brandstatter was satisfied the tax rate would remain the same for the 10th straight year. Brandstatter thanked the Fire, Police and Streets Departments for doing a great job. Brandstatter noted the City's ISO Fire Rating of 2 because we have a well-equipped mostly volunteer Fire Department; Coralville is top 10 in the nation per capita ridership of mass transit for a City it's size; Coralville has more Police Department EMTs than any other community its size; the increase in Library personnel; and the many trails and amenities that add to the community's attractiveness. Brandstatter thanked the Mayor and Council for their time and effort. There were no further public or written comments. Lundell closed the public hearing.

LOT 1, ENCOMPASS ADDITION ~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported the Encompass Health Care site is on the west side of Coral Court south of its intersection with Oakdale Boulevard. This will be a 7.4-acre development with a 40-bed hospital that is meant for people that are recovering but still need specialized treatment and therapy. It does not include emergency, surgical or Alzheimer's facilities. There will be two entrances off of Coral Court and it will have 120 parking spaces. There are two additional areas that could be used for future expansions. This will be a total masonry building and construction will begin this spring and end in the spring of 2020. The Planning & Zoning Commission voted 6-0 to recommend approval of the PUD-B Site Plan for Lot 1, Encompass Addition.

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

RESOLUTION NO. 2019-20

Resolution approving the PUD-B Site Plan for Lot 1, Encompass Addition, Coralville, Iowa was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

ADA TRANSITION PLAN ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on the proposed ADA Transition Plan. There were no public or written comments. Lundell closed the public hearing.

After the resolution was read, Lundell asked if this was the first plan we have done and if it needs to be redone every so many years. City Attorney Kevin Olson responded if the City did update it the plan would have to be redone. The plan basically is to make corner curb access of sidewalks ADA compliant and the plan includes a budget line item to accomplish this. The plan is required to receive Federal funds.

RESOLUTION NO. 2019-21

Resolution approving the ADA Transition Plan was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

AUDIT REPORT

Auditor Steve Duggan from Hogan Hansen presented highlights of the Fiscal Year 2018 Audit Report. Duggan stated there were no difficulties in completing the Audit. Director of Finance Tony Roetlin and his staff were very responsive and helpful in providing requested information and he is giving the City an unmodified opinion which is the highest level that can be given. Citywide cash balances increased \$5.74 million mostly due to when the City pays for a project and when they receive money from bonds or grants. The General Fund expenditures were \$19.2 million, which is about the same as last Fiscal Year. There was \$20.4 million in General Fund expenditure with the major purchase of a fire truck. The unrestricted fund balance was 50% of expenditures for the year at \$9.5 million, which is equal to six months' worth of expenditures and indicates a very healthy and stable fund balance. The City spent more than \$750,000 of federal funds under Federal grants with about \$1.5 million for busses and \$1.8 million spent on flood mitigation projects so additional testing was required. The results of those additional tests were no instances of noncompliance with the federal grants. The audit was received and placed on file on January 23, 2019. It can be viewed on the City website www.coralville.org and copies are available at the Coralville Public Library and City Hall.

IOWA RIVER LANDING – N. OF E. 9TH ST. LANDSCAPE ENHANCEMENTS #1 AND #2

City Administrator Kelly Hayworth reported on bids for Parks & Recreation Director Sherri Proud who could not attend the meeting. Five bids were received for Parts #1 and #2 and after review Staff recommended combining the bids of both parts in order to have the same contractor for both. The low bid

is from Alpha Landscape for \$76,250.00 which is lower than the landscape architects estimate of \$91,200.00 and all the work will be completed by June 15, 2019. Funding for this project is from the Iowa River Landing Common Area Maintenance (CAM) Fees.

RESOLUTION NO. 2019-22

Resolution accepting bids and awarding the Construction Contract for the Iowa River Landing – N. of E. 9th St. Landscape Enhancements #1 and #2 was introduced by Gill, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-23

Resolution approving the Contract and bond documents for the Iowa River Landing – N. of E. 9th St. Landscape Enhancements #1 and #2 was introduced by Dodds, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING LEASE EXTENSION AGREEMENT

Hayworth noted this is the first lease extension for Massage Heights and the second lease extension in the Iowa River Landing Development with the first one being Scratch Cupcakery.

RESOLUTION NO. 2019-24

Resolution approving a Lease Extension Agreement with Angela Marie Linden (d/b/a Massage Heights) was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

COLLATERAL ASSIGNMENT OF DEVELOPMENT AND PARKING AGREEMENTS

After the resolution was read, Olson explained these agreements will be considered as part of the collateral for Iowa Arena Hotel Associates, LLC loan from West Bank.

RESOLUTION NO. 2019-25

Resolution approving a Collateral Assignment of the Development Agreement and Parking Agreement for the Staybridge Suites Project was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

TRANSPORTATION ALTERNATIVE PROGRAM GRANT APPLICATIONS

Asst. City Engineer Scott Larson reported the grant application for a ten-foot-wide, over-width sidewalk on the east side of Coral Ridge Avenue between Highway 6 and the Tom Harkin Trailhead for Clear Creek Trail has a project cost estimate of \$482,195.00 with the grant request for \$332,715.00 and a local match of \$149,480.00. The grant application for a ten-foot-wide trail that was destroyed by the 2008 Flood from Rocky Shore Drive to the Clear Creek Pedestrian Bridge has a project cost estimate of \$889,970.00 and the City has received a previous TAP grant of \$462,717.00. The current grant request for this project will be \$151,363.00 with a \$275,890.00 local match.

After the first resolution was read, Hayworth noted this project is not currently on the MPOJC TIP so we are asking to amend the TIP at the same time we are making the grant application and the board will have to make a decision on it. Hayworth wanted to emphasize this will not only make a connection to the Clear Creek Trail but it will also allow pedestrians and bicyclists to get to Borlaug Elementary and the Post Office which are not easy to get to for Coralville students or residents. Councilperson Mitch Gross noted Harkin was misspelled in the resolution title and note. Councilperson Meghann Foster noted she has had a lot of feedback about the lack of a sidewalk for this portion of Camp Cardinal Boulevard.

After the second resolution was read, Hayworth noted this is for where the current bridge over Clear Creek lets off and there is funding already committed for FY 2021 to start part of the trail but not enough to complete it. This trail was destroyed in the 2008 Flood and it was Coralville's first trail. It connected Coralville to CRANDIC Park in Iowa City.

RESOLUTION NO. 2019-26

Resolution approving an Application to the Metropolitan Planning Organization of Johnson County ("MPOJC") for grant funding via the Transportation Alternative Program in connection with the Clear Creek Trail Connection – Highway 6 to the Tom Harkin Trailhead was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-27

Resolution approving an Application to the Metropolitan Planning Organization of Johnson County ("MPOJC") for grant funding via the Transportation Alternative Program in connection with the Coralville Iowa River Trail – Rocky Shore Drive to Clear Creek was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

After the second resolution passed, Hayworth let the Council know there are two other grants that do not need their endorsement that the City is applying for and they are for road projects. One is for 5th Street Improvements – 12th Ave. to 20th Ave. and the other is the 1st Avenue and Oakdale Boulevard Roundabout. The roundabout was applied for once but the City received poor scoring because the Council put up temporary signals to temporarily solve the traffic problems. After City officials spoke with MPOJC staff about how the City should not be penalized for temporarily fixing a problem the MPOJC agreed and suggested the City reapply for the project.

POST CONSTRUCTION STORMWATER ORDINANCE – FEE IN LIEU

RESOLUTION NO. 2019-28

Resolution adopting a fee in lieu amount in place of physical stormwater practices on site as required by Chapter 159.07 of the Coralville Code of Ordinances (2011) of the City of Coralville was introduced by Dodds, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the February 12, 2019 Coralville City Council Regular Meeting.
- b) Approve Class B Beer Permit with Outdoor Service for **Sundown Bar & Grill**: Eff. 03/03. (For McGrath Hawkeye Harley Davidson)
- 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 payment to **Mechanical Service, Inc.** for repairing and replacing cracked cast iron pipe in the raw sewage building at the Wastewater Treatment Plant (#21979): \$10,294.19.
- f) Approve payment to **A & B Electric, Inc.** for Coralville Marriott Hotel and Conference Center to rework the two branch circuits feeding the five pin locations in the ball rooms (P.O. #08072018ENG): \$2,058.00.
- g) Approve payment to **Woodland Furniture Co.** for Coralville Marriott Hotel and Conference Center for 50% deposit on two bar tables (P.O. #0812017FB): \$4,625.00.
- h) Approve payment to **Ferguson Waterworks #2516** for water meters (#0315455): \$31,500.00.
- i) Approve payment to **Van Meter Inc.** for 283 ILP UFO-75WLED-UNIV-40-SP1 for the Parking Ramp LED Lights (#S010356790.013): \$61,261.29.
- j) Approve Partial Payment #9 to **Iowa Bridge & Culvert, LC** for Clear Creek Trail 6 & 7: \$239,536.87.

k) Approve Bill List for February 26, 2019.

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

City Administrator Kelly Hayworth had nothing to report.

Mayor John A. Lundell was glad to be back from his trip which began with a retirement party for his wife Diana that several City employees attended. Lundell thought everyone did a great job while he was gone and he thanked Councilperson Mitch Gross for standing in as Mayor Pro-tem.

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

Councilperson Laurie Goodrich thanked all the City Staff working outdoors keeping the City safe and filling in potholes. Goodrich reported the Coralville Center for the Performing Arts is hosting Regina's production of the "Little Mermaid" this weekend and next weekend it will host the Young Footlitter's production of "Alice in Wonderland."

Councilperson Jill Dodds reported attending a professional development opportunity at the Center for Disability and Development this weekend about autism. The Iowa City Autism Community, which is parents of children with autism, was there and they discussed autism accessible spaces and how Iowa City and North Liberty have joined together to create autism friendly programs. Dodds wondered if this is something the Coralville Library could join in. Dodds also reported reading an article in the "Press Citizen" about Cedar Rapids and Iowa City business leaders signing up with the Iowa Compact on Immigration. She didn't know if cities normally join this type of thing but thought Coralville could look into it as we are an inclusive and immigrant friendly city and there are more immigrants moving here every day.

Councilperson Tom Gill noted the good job the Fire, Police and Streets Departments have done during this very cold month keeping everyone safe.

Councilperson Mitch Gross noted Library Director Alison Ames Galstad was in attendance and how the Library is so much more than books, like when they host retired educators teaching free English language classes to community members at 9:30 am on Wednesdays. Gross added this shows what an inclusive community Coralville is and he agreed with Dodds the City should look into the Iowa Compact on Immigration. Gross thanked Rex Brandstatter for going through the budget and giving the Council citizen input. Gross reported City Hall hosted a Legislative Forum last Saturday and how lucky Coralville is to have Representative Dave Jacoby and Senator Zach Wahls to represent them and do such a great job. Gross gave a shout out to Nick Westergaard who will be the keynote speaker at the Iowa City Chamber of Commerce's Annual Banquet this Thursday night.

Councilperson Meghann Foster echoed Dodds' and Gross' comments about joining the Iowa Compact on Immigration because in addition to wanting to be an inclusive and welcoming community; immigration is an important part of economic development. Foster noted the Johnson County Crisis Center is changing its name to CommUnity Crisis Services and Food Bank and they are hosting their annual "Pancake Breakfast" at Our Redeemer Lutheran Church this Saturday, March 2nd starting at 7:00 AM. Foster noted next Thursday, March 7th DVIP will be having their "Annual Souper Bowl" event starting at 5:30 PM at the Clarion Highlander Hotel.

Motion by Gill, seconded by Goodrich to adjourn at 7:25 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk