

**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, March 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.

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

The following Staff were present at City Hall: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. Finance Director Tony Roetlin; Community Development Director Dave Johnson; Human Resource/Risk Manager Mike Funke; 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; Director of Parking & Transportation; Library Director Alison Ames Galstad; Fire Chief Orey Schwitzer; Police Chief Shane Kron.

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

Votes are 4 Ayes and 1 Absent for Motions, Resolutions and Ordinances unless otherwise noted.

There were no citizen comments.

FISCAL YEAR 2022 BUDGET

Mayor John A. Lundell noted the budget can be viewed on the City website www.coralville.org, in the latest *Connection*, on CoralVision and copies are available at the Coralville Public Library and City Hall.

RESOLUTION NO. 2021-33

Resolution approving the Fiscal Year 2022 Budget was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

EAGLE BEND AT CLEAR CREEK PART ONE ~ PUBLIC HEARING

Community Development Director Dave Johnson reported this is 27-acres of the larger 123-acre residential subdivision previously approved. Part One will have 23 single-family residential lots with an average density of 1.17 dwelling units per acre. The developer is requesting a corner yard setback to be 20-feet instead of 30-feet, a rear yard setback of 25-feet instead of 30-feet and a minimum lot frontage width of 70-feet instead of 80-feet. If the slightly reduced setbacks and frontage requirements are approved it will allow for more open space to be preserved throughout the development. Staff feels these are reasonable accommodations that meet the intent of what a PUD should be. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the PUD-B Site Plan and Final Plat for Eagle Bend at Clear Creek Part One.

Mayor John A. Lundell declared this the time for a public hearing on the PUD-B Site Plan and Final Plat for Eagle Bend at Clear Creek Part One. Josh Entler expressed their gratitude for staff working to find a common solution for everyone and the IDNR collaboration on a viable Timber Stand Improvement Plan. Entler offered to answer any questions. There were no further public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2021-34

Resolution approving the Final Plat for Eagle Bend at Clear Creek Part One, Coralville, Iowa, was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2021-35

Resolution approving the PUD B Site Plan for Eagle Bend at Clear Creek Part One, Coralville, Iowa, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

TOWN CENTER ONE, LOT 1 ~ PUBLIC HEARING

Johnson reported this development will have 64 dwelling units per acre at a 1.12 area ratio. This development would normally require 135 parking stalls but it is providing a 119 parking stalls with 75 stalls of enclosed parking and 44 stalls are off street parking. Staff supports the flexibility in the number of stalls because this is a walkable urban environment and parking is adequately provided and managed. The building will have 80 dwelling units and one commercial unit on the 1st floor. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the rezoning to C-PUD 2, Commercial Planned Unit Development Two District, the Preliminary Plat, the Final Plat and PUD-B Site Plan for Lot 1, Town Center One.

Lundell declared this the time for a public hearing on rezoning of Town Center One, Lot 1 from C-2 and C-3 to C-PUD 2, Preliminary Plat, Final Plat and the PUD-B Site Plan. Blaine Thomas thanked City staff for all they have done. Thomas has enjoyed working the City staff and noted they have changed the ascetic of downtown Coralville together. This is one more project going forward as they grow together. Thomas thanked the City for its support. There were no further public or written comments. Lundell closed the public hearing.

After the ordinance was read, Councilperson Hai Huynh asked if people buying a unit will they have one of the enclosed parking spaces or do they need to pay for that space. Thomas responded there is more parking spots in the downtown district than is necessary and they will provide parking. Thomas noted people generally own one car and the area has an excellent transit service and the bus stops were moved to serve the area. It is a 9-minute transit to the University of Iowa who is a primary client so a lot of people do not have cars. Thomas clarified every resident will have a space at no additional charge. Parking will be first come first serve and it is possible though unlikely a few residents will have to park outside.

ORDINANCE NO. 2021-1004 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 Town Center One, Lot 1, from C-2, Arterial Commercial District, and C-3, General Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Goodrich, seconded by Huynh for 1st consideration. A roll call vote was taken. Motion carried.

LOT 1, REDHAWK SUBDIVISION, PART TWO ~ PUBLIC HEARING

Johnson reported this is similar to Lot 2, Redhawk Subdivision, Part Two. Both are for commercial buildings. The Lot 1 building will be made out of brick, silver metal trim and brown composite horizontal siding. Outdoor patio and dining space will be on the south side of the building. The C-PUD 2 zoning is consistent with Coralville Community Plan designation of corridor commercial and desired development patterns in this location. The proposed PUD-B Site Plan complies with applicable development standards and City Code. The building designs and landscaping designs have been reviewed and are consistent with the design objectives of the West Land Use Area Master Plan. Lundell noted the developer has requested to collapse the readings for the next two ordinances next meeting. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the rezoning to C-PUD 2, Commercial Planned Unit Development Two District, and the PUD-B Site Plan for Lot 1, Redhawk Subdivision, Part Two.

Lundell declared this the time for a public hearing on rezoning of Lot 1, Redhawk Subdivision, Part Two from C-PUD 1 to C-PUD 2, and the PUD-B Site Plan. Jon Marner reported the northern lot will be for a drive-thru and they added additional stacking spaces around the parameter on the east and southside to prevent stacking flowing out to Redhawk Street. They enhanced the landscaping on the north and east side to screen the drive-thru lanes and back side of the building from Coral Ridge Avenue. The three-foot grade between Coral Ridge Avenue and the parking lot help with screening. Marner offered to answer any questions. Councilperson Laurie Goodrich asked about the single entrance to Redhawk Street. Marner responded this lot is limited to one entrance to maintain the distance between it and turn lanes for Wheaton Road. The access will be shared between Lot 1 and Lot 2. As development continues to the south each lot will be able to have a separate access to the road. Councilperson Meghann Foster asked if the bio cells shown are new or exist already. Marner responded there are three new bio cells for the two lots. There were no further public or written comments. Lundell closed the public hearing.

ORDINANCE NO. 2021-1005 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 Lot 1, Redhawk Subdivision, Part Two, from C-PUD-1, Commercial Planned Unit Development One District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Foster, seconded by Huynh for 1st consideration. A roll call vote was taken. Motion carried.

LOT 2, REDHAWK SUBDIVISION, PART TWO ~ PUBLIC HEARING

Johnson reported the building materials and design are the same as Lot 1. The rezoning and PUD-B Site Plan are consistent with the Coralville Comprehensive Plan, West Land Use Area Master Plan and all the required development standards for this project. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the rezoning to C-PUD 2, Commercial Planned Unit Development Two District, and the PUD-B Site Plan for Lot 2, Redhawk Subdivision, Part Two.

Lundell declared this the time for a public hearing on rezoning of Lot 2, Redhawk Subdivision, Part Two from C-PUD 1 to C-PUD 2, and the PUD-B Site Plan. Jon Marner offered to answer any questions. There were no further public or written comments. Lundell closed the public hearing.

After the resolution was read, Huynh wondered what the rent was for the building. City Attorney Kevin Olson responded since the City is not involved with the project in any way, they are not privy to that information.

ORDINANCE NO. 2021-1006 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 Lot 2, Redhawk Subdivision, Part Two, from C-PUD-1, Commercial Planned Unit Development One District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Gross, seconded by Foster for 1st consideration. A roll call vote was taken. Motion carried.

LOT 14, CORAL CROSSING EIGHTH ADDITION ~ PUBLIC HEARING

Johnson reported this development will have an average density of 7 dwelling units per acre, which is well within the parameters of a Medium Density Residential Use. The development requires a minimum of 53 parking spaces and 63 parking spaces are provided in combination with garage spaces and driveways. Staff has reviewed the PUD-B Site Plan, landscape plan and associated materials and found they conform with the Coralville development standards, the Community Plan and West Land Use Area Master Plan design guidelines. The Planning & Zoning Commission voted 7-0 recommending the Council approve the PUD-B Site Plan for Lot 14, Coral Crossing Eighth Addition.

Lundell declared this the time for a public hearing on the PUD-B Site Plan for Lot 14, Coral Crossing Eighth Addition. Jon Marner noted this conforms with the previously approved PUD-A Site Plan. The

building unit design and materials are similar to units directly east of the development along Spring Lake Drive. They have worked with City Staff to accommodate the storm water quality south of this site by expanding the existing bio cell. Marner offered to answer any questions. There were no further public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2021-36

Resolution approving the PUD B Site Plan for Lot 14, Coral Crossing Eighth Addition, Coralville, Iowa., was introduced by Huynh, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

LOT 62, BRIDGEWATER PART FOUR ~ PUBLIC HEARING

Johnson agreed this development is similar to the last one in style but is in a different location. Johnson showed the Council how the subdivision will be laid out with the vicinity map. The building materials are stone and earth tones of LP Smart Siding. The average density is 5.6 dwelling units per acre and is within the parameters of the Low-Density Residential Land Use Plan designation. Staff has reviewed the PUD-B Site Plan, landscape plan and associated materials and found they conform with the Coralville development standards and the Coralville Community Plan. The Planning & Zoning Commission voted 7-0 to recommend the Council approve PUD-B Site Plan for Lot 62, Bridgewater Part Four.

Lundell declared this the time for a public hearing on the PUD-B Site Plan for Lot 62, Bridgewater Part Four. Jon Marner reported this conforms to the previously PUD-A Site Plan for the whole Bridgewater Subdivision and this PUD-B Site Plan is just for Lot 62 so they can begin construction on the private drive for Hidden Ridge Drive. The building designs are similar to the previous concept and elevations. There were no further public or written comments. Lundell closed the public hearing

RESOLUTION NO. 2021-37

Resolution approving the PUD B Site Plan for Lot 62, Bridgewater Part Four, Coralville, Iowa, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

LOT 1, CORALVILLE INDUSTRIAL PARK NO. 2, SIXTH ADDITION ~ PUBLIC HEARING

Johnson reported this is an extension of the warehouse/office development along James Street. This will be a 1.6-acre development with a two-story, 22,152 square foot office and warehouse building at 1960 James Street. The building materials are pre-cast panels, metal trim, fascia and glass and 49 parking stalls are required and provided. Staff has reviewed the application and it conforms with all applicable development and design standards. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the PUD-B Site Plan for Lot 1, Coralville Industrial Park No. 2, Sixth Addition.

Lundell declared this the time for a public hearing on the PUD-B Site Plan for Lot 1, Coralville Industrial Park No. 2, Sixth Addition. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2021-38

Resolution approving the PUD B Site Plan for Lot 1, Coralville Industrial Park No. 2, Sixth Addition, Coralville, Iowa, was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

FIREWORKS SALES ORDINANCE ~ PUBLIC HEARING

Johnson reported this ordinance is in response to past code compliance issues regarding the operation of consumer firework sales. It will not affect brick and mortar retailers who sell novelty fireworks. Consumer firework sales operators require outdoor storage of equipment and vehicles and sometimes distribution to other retailer locations which is prohibited in all but industrial zoning districts. Consumer firework sales are not compatible with the City's I-1 Research/Office Industrial Districts but are more compatible in I-2, Light

Industrial Districts and I-3, General Industrial Districts. The Planning & Zoning Commission voted 7-0 to recommend the Council adopt the amendment to Chapter 165 of the Code of Ordinances of the City of Coralville regarding the sale of consumer fireworks.

Lundell declared this the time for a public hearing on the amendment to Chapter 165 of the Code of Ordinances of the City of Coralville regarding the sale of consumer fireworks. There were no public or written comments. Lundell closed the public hearing.

After the ordinance was read, Foster clarified this will eliminate the tents and restrict the sales to the proposed locations. Olson responded State Law doesn't allow City's to eliminate tent sales but it does allow the City to restrict them to the correct zoning. In this case they will only be allowed in the I-2 and I-3 Districts and they will need a Fire Permit for the tent. Foster confirmed tents will not be allowed in Hy-Vee parking lots. Gross received a lot of complaints about the tents in Hy-Vee parking lots and reiterated only novelty fireworks could be sold in Hy-Vee parking lots. Johnson added if they did want to sell novelty fireworks in the parking lot, they need a conditional use permit from the Board of Adjustment. Huynh asked for an example of a I-2 or I-3 District that would allow the sale of consumer fireworks. Olson responded an I-2 Districts are where Woofables is on James Street and some of the lots on WestCor Drive. Foster confirmed tents will not be in high traffic locations like Hy-Vee and the Mall parking lots and noted receiving complaints about tent visibility. Foster stated the State Law has been controversial locally and even though there is little they can do about the sales this will put them in a less visible area. Lundell agreed and noted he received complaints when there was a tent on 1st Avenue and this ordinance has a wide community appeal.

ORDINANCE NO. 2021-1007 An ordinance amending Chapter 165 of the Code of Ordinances of the City of Coralville regarding the sale of consumer fireworks, was introduced by Gross, seconded by Foster for 1st consideration. A roll call vote was taken. Motion carried.

2500 HOLIDAY COURT

ORDINANCE NO. 2021-1002 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 2500 Holiday Court, from C-2, Arterial Commercial District, to R-PUD 2, Residential Planned Unit Development Two District, was introduced by Huynh, seconded by Goodrich for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

RESOLUTION NO. 2021-39

Resolution approving the Preliminary Plat for 2500 Holiday Court, Coralville, Iowa, was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2021-40

Resolution approving the PUD-B Site Plan for 2500 Holiday Court, Coralville, Iowa, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

CORAL NORTH APARTMENTS

Johnson reported this is the final plat for the project the Council just approved. City staff have reviewed the final plat and it conforms with the preparation requirements outlined in the City Code. The Planning & Zoning Commission voted 7-0 to recommend the Council approved the Final Plat for Coral North Apartments (2500 Holiday Court).

RESOLUTION NO. 2021-41

Resolution approving the Final Plat for Coral North Apartments, Coralville, Iowa, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

Lundell declared this the time for a public hearing on vacation of roadway easement. Megan Carr thanked staff and the Council for their help working through the project and they are excited to get this project started. There were no further public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2021-42

Resolution approving the vacation of that certain roadway easement on Lot 1, Coral North Apartments, Coralville, Iowa, was introduced by Huynh, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RIDGEVIEW ADDITION

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 Goodrich, seconded by Huynh for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

BONDS

It was noted the public hearing will be April 13, 2021.

RESOLUTION NO. 2021-43

Resolution to fix a date for a public hearing on General Obligation essential corporate purpose refunding loan agreements in a principal amount not to exceed \$20,000,000, was introduced by Foster, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

ANTHROPOLOGIE TENANT BUILDOUT

City Attorney Kevin Olson reported Kapa Advisors handled the bid process and received two bids with the low bid from Wagner Construction Services (WCS), Inc. for \$853,290.00 and the other bid was from Woodruff Construction for \$954,950.00. WCS has done similar work in the Iowa River Landing and staff recommends approval of the low bid.

After the resolution was read, Lundell asked if the bid amount was in line with expectations. City Administrator Kelly Hayworth responded it was. Huynh asked if this builds things out the way Anthropologie wants. Hayworth responded landlord improvements are part of the Lease. Huynh asked if this was done every time there is a new tenant and if the City remodels the location after a certain period of time. Hayworth responded tenants have an extensive lease and are responsible for maintenance and improvements once the initial build out is completed. Most of the spaces are built out the first time with restrooms, heat and cooling installation so the City will not have to do those again. Originally these retail spaces were built as a white envelope without heating, cooling, bathrooms or interior walls so they can be built specifically for the needs of the tenant moving in.

RESOLUTION NO. 2021-44

Resolution accepting bids and awarding the Construction Contract for the Anthropologie Tenant Buildout, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2021-45

Resolution approving the Contract and bond documents for the Anthropologie Tenant Buildout, was introduced by Huynh, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

DOVETAIL RECREATION AREA/AGUDAS ACHIM PARKING LOT RENOVATION PROJECT

Director of Parks & Recreation Sherri Proud reported the parking lot at Dovetail Recreation Area and Agudas Achim was originally built as a joint venture between the City and Gold's Gym. After an electrical interruption of the meeting, Proud reported three bids were received ranging from \$55,588.40 to \$64,010.10. Staff recommends accepting the low bid from L.L. Pelling for \$55,588.40. This cost will be split 50/50 with Agudas Achim per an earlier approved agreement so the City's share will be \$27,794.20. The work will happen between April 15th and June 30th and the contractor will work with the City to make sure they honor any High Holy Days with Agudas Achim. Goodrich stated she loved these types of good partnerships and thanked Proud.

RESOLUTION NO. 2021-46

Resolution accepting bids and awarding the Construction Contract for the Dovetail Recreation Area/Agudas Achim Shared Parking Lot Renovation Project, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2021-47

Resolution approving the Contract and bond documents for the Dovetail Recreation Area/Agudas Achim Shared Parking Lot Renovation Project, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

CONSOLIDATED TRANSIT FUNDING APPLICATION

After the resolution was read, Foster asked about the bus shelters included in the project list. Hayworth apologized for not being able to look into his packet and will have to get back to her with an answer. It was clarified this is for items being applied for and the MPOJC would have to approve them based on the transit funding received. The public hearing will be April 27, 2021.

RESOLUTION NO. 2021-48

Resolution setting a public hearing on the City of Coralville Fiscal Year 2022 Iowa Department of Transportation Consolidated Transit Funding Application, was introduced by Gross, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

Mayor John A. Lundell returned to the meeting after the resolution was approved and thanked Gross for assuming Mayor Pro-tem duties while he tried to get back on after the electrical interruption.

DEER CREEK ROAD REPAIR 2021

After the resolution was read, Asst. City Engineer Scott Larson explained this will resurface Deer Creek Road south of Highway 6 between the Iowa Interstate Railroad and 340th Street. The public hearing will be April 13, 2021. They will take bids April 20th and report on the bids and award the contract at the April 27th Council Meeting. Since Deer Creek Road is the only way in or out for several industrial businesses and the City's park and softball facilities the work will be done in three overnight work sessions.

RESOLUTION NO. 2021-49

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Deer Creek Road Repair 2021, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

PROPERTY/LIABILITY/AUTO INSURANCE RENEWAL

After the resolution was read, Human Resource/Risk Manager Mike Funke reported for the first time in a long time this is the biggest annual renewal the City has had at an 18% increase. This is due to the derecho and other nationwide catastrophic events that affected the insurance industry this year. The City will also not get a membership discount which was \$47,000.00 last year. Funke is still going over the numbers but the City will have to take it on the chin this year and hope for better next year.

RESOLUTION NO. 2021-50

Resolution approving Iowa Communities Assurance Pool (ICAP) as the City's insurance carrier, was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2021-51

Resolution appointing Michael A. Funke and Kelly J. Hayworth as the individuals to represent the City with the Iowa Communities Assurance Pool, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

After the resolution, Funke explained the cyber liability insurance if separated out because it is through a separate carrier. This covers the cost for everything the City is required to do to be in compliance in the event of a data breach and not the damages caused by the breach.

RESOLUTION NO. 2021-52

Resolution approving Travelers as the City's cyber liability insurance carrier, was introduced by Gross, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

GREEN ROOF AND CISTERN PROJECT

RESOLUTION NO. 2021-53

Resolution accepting the Green Roof and Cistern part of the Arena Project as completed, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

MOTION BY GOODRICH TO APPROVE CONSENT CALENDAR items a-m inclusive:

- a) Approve minutes for the March 9, 2021 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Sunday Sales with Outdoor Service and Sunday Sales for **Brown Deer Golf Course**: Eff. 04/12.
- c) Approve Class E Liquor License with Native Wine Permit and Sunday Sales for **Casey's General Store #2918**: Eff. 04/15.
- d) Approve payment to **L.L. Pelling, Co.** for Forevergreen Road and Jasper Avenue street repairs (#24464): \$11,696.00.
- e) Approve payment to **Stevens Erosion Control** for Coral Ridge Avenue Phase 2 native seeding (#9762): \$10,300.00.
- f) Approve payment to **Impact7G** for Clear Creek Mitigation Bank (#20030): \$12,360.00.
- g) Approve payment to **EBSCO Information Services** for Library Materials (#1000149546-1): \$16,235.00.

- h) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Shive-Hattery, Inc.** for Arena Project CA/Design (#1163810-29): \$228.50.
- i) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Pappageorge Haymes Partners** for IRL Master Planning LOD's & Cad Services January 2021 (#135037): \$4,740.63.
- j) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **I & S Group (ISG), Inc.** for Anthropologie Tenant Buildout (#70961): \$10,875.00.
- k) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Wagner Construction Services** for:
 - i) 920 East 2nd Avenue #150 (#1): \$29,497.50.
 - ii) 920 East 2nd Avenue #150 Demising Wall and Utility Relocation (#1): \$14,290.00.
- l) Approve the plans, specifications, estimate of cost and form of contract for Option 1: A truck the same size as the current truck; Option 2: A smaller truck than the current truck; and Option 3: A complete refurbish of the current truck for the Fire Department. (The release date for bids is March 25, 2021 with bids due back on May 3, 2021.)
- m) Approve Bill List for Mach 23, 2021.

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

City Administrator Kelly Hayworth reported on tonight's Council Meeting there was a significant number of developments that went through Planning & Zoning and he wanted to recognized the large amount of staff time and work that goes into them. There is a lot of discussion and work with the developers who have been responsive and good to work with. Hayworth thanked Community Development Director Dave Johnson leading the City through those efforts and coordinating with Department staff and Developers to make sure we have high quality developments in the community. These developments would not be reaching the Council unless they met all the requirements of the City Code. Hayworth noted there are several bills being considered by the State legislature that will not be favorable to cities and have a detrimental effect and huge financial impacts. Hayworth thinks it is important for City staff, the Mayor, Council and community to be aware and keep track of these items as they go through and now is the time to make sure our representatives at the State level hear from us. Hayworth congratulated Councilperson Mitch Gross on being appointed the permanent Principal at West High School. Hayworth noted this is City Engineer Dan Holderness' last Council Meeting before his retirement. He has provided almost 35 years of service to the community. There have been 4 floods, multiple major construction projects including rebuilding the Water and Wastewater Plants 2 times and reconstructing Highway 6 and 1st Avenue 3 times. Doing any of these projects one time in a career or one community is major accomplishment and Holderness has done several of them multiple times. Hayworth thanked Holderness for all of his work and making the community a lot better because of all the effort he has put in. There are several grants Holderness has received and managed and Coralville is ranked third or fourth for City's with the most EPA brownfields grants in the country. Holderness has also arranged with the University of Iowa Urban Planning Department to have a Masters intern work in the City's Brownfields program for the last 20 years. Several have gone on to significant positions in their careers because they started their careers here and Holderness gave them an excellent experience.

Mayor John A. Lundell noted he and Holderness were coworkers in Iowa City before Coralville and he and his wife have worked with him on many projects during their combined 33 years on the Council. Lundell stated Holderness is very respected by his peers and several people have been very complimentary on his history of working for the City and them and what he has accomplished. Lundell thanked Holderness for his service and really leaving his mark on the City. Holderness responded it has been a fun long ride and they have done a lot of things together as a group. Holderness noted there have been a lot of great Mayors, Councilmembers, staff, consultants and citizens that have accomplished a lot as the City has matured and grown up the last 35 years. Holderness noted it has been a challenge a few times but it has been very rewarding and he will miss the job and the people most of all. Lundell announced Brown Deer Golf Course is now open urged those who want to brush up on their golf game to play there. Lundell announced Yard Waste collection begins March 29th. Lundell noted applications are due this Friday, March 26th at 5:00 pm for the Citizens Community Policing Advisory Board and encouraged those still interested to turn in their applications.

City Attorney's Don Diehl stated it has been a pleasure working with Holderness and they will miss him. Kevin Olson noted Holderness lead him through several projects when he first got here and thanked him.

Councilperson Mitch Gross reported the Library had its first pop up event to help people with rent and utility assistance this past Saturday and there were five French speaking families that showed up. Gross noted the Library took his suggestion to incorporate a language line that has been very successful. They have six to eight families scheduled for this coming weekend to the Library in conjunction with the UIHC mobile medical clinic. Gross appreciated the City reaching out and helping people in need. Gross spoke about the senseless shooting in Boulder and how Police Officer Eric Talley gave his life to save countless others. Gross extended his sympathies to his friends in the Asian American and Pacific Islander communities who have been victimized especially the ones murdered last weekend as a result of the white supremacist violence that has been going on in this country. Gross stated it is incumbent of all of us to call out and combat xenophobia and racism when we see it in all of its forms. Gross stated he is proud and honored to serve with Councilperson Hai Huynh and stands with her so they can all stop Asian hate. Gross stated Holderness is the quintessential public servant in so many ways. Gross knows Holderness could have made a lot more money in the private sector and thanked Holderness for dedicating his life to public service and making this community better, stronger and safer. Gross noted he will always remember Holderness' laugh and asking him as an educator every school board election who would be best for the board.

Councilperson Laurie Goodrich appreciated Holderness' friendliness, integrity and loyalty and thinks he is the best City Engineer ever. Goodrich will miss Holderness and looks forward to seeing him in the neighborhood and hopes he enjoys his well-deserved time off in retirement. Goodrich is happy with the variety and different price points of homes that have been approved the last few meetings. Goodrich wished Councilperson Jill Dodds well. Goodrich will be celebrating her son's promotion to Lieutenant Colonel in the U.S. Air Force in Florida in a couple of days.

Councilperson Meghann Foster noted the assistance that will be available at the Library next Saturday. Foster's heart goes out to all the victims in Boulder and Atlanta and stands with the AAIP community grieving alongside of them. Foster reported she and Huynh attended a vigil Sunday where members of the community shared their pain and honored the lives that were lost. Foster has a new position with the Domestic Violence Intervention Program (DVIP) and she spent today training and learning about gender-based violence, which is shocking and scary and needs to end along with white supremacy. Foster added this is due in part to the access of firearms in this country. Foster wore her Mom's Demand Action pin because of the bill loosening of restriction on firearms in this state on the Governor's desk. Foster encouraged everyone to contact the Governor before she signs that bill. Foster thanked Holderness for his service to this community and noted he is a model public servant and she has enjoyed learning what he has done for this community which is incredible. His work even though not always seen has had an impact on the community and the quality of life. She commended Holderness for his outstanding work on the EPA grants and wished him a wonderful retirement.

Lundell expressed his sympathies to Councilperson Hai Huynh, her family and community during this horrible week. Huynh congratulated Holderness on his retirement and thanked him for his impact on the community. Huynh encouraged him to join a commission or board and continue his service to the City as a citizen at his leisure. Huynh hopes to one day meet him in person. Huynh congratulated Gross on his promotion and Foster on her DVIP position. Huynh congratulated Goodrich on her son's promotion and thanked him for his service. Huynh was still processing the events in Atlanta when more tragedy struck in Boulder and she noted the need for better gun regulation in this country. Huynh is afraid the Governor will sign the bill and encouraged everyone to spread the word there is no need to loosen gun control. Huynh was impacted by events in Atlanta because it happened to the people she identifies with. Huynh noted the negative impact of the model minority image because it does not let them be their own person and gives people the impression, they are dismissive, don't want to call attention to themselves and even though they contribute they feel like invisible citizens in this country. Now is the time for them to speak up and have everyone be their ally in fighting this hate crime toward the AAPI community which has increased 150% this year. Part of this is due to the hate rhetoric that has been happening. Huynh

encouraged those that wished to help to give to the local chapter of Monsoon Asians and Pacific Islanders in Solidarity. Huynh thanked everyone for being there for her and giving her a safe space.

Hayworth asked Library Director Alison Ames Galstad to explain the Rental and Utility Assistance program. Ames Galstad explained even though the application from the Iowa Finance Authority isn't available yet it is beneficial to complete the precheck and the Library is helping with people this Saturday or you can schedule an appointment by contacting the Library. The application should be available Monday, March 29th and the Library is planning to help a lot of people. The best way to do that is to call and schedule an appointment when you can come so you do not have to wait in line. The Library is happy to help anyone who needs assistance. Lundell thanked Ames Galstad.

Motion by Huynh, seconded by Foster to adjourn at 8:45 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk