

**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, April 12, 2022 with Mayor Meghann Foster presiding and was called to order at 6:30 PM. Recorded webcasts of this meeting are on Mediacom 118-8 and on-demand at www.coralville.org/coralvision.

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

The following Staff were present: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Deputy City Administrator Ellen Habel; City Engineer Scott Larson; Community Development Director Dave Johnson; Finance Director Tony Roetlin; Human Resource/Risk Manager Mike Funke; Director of Parks & Recreation Sherri Proud; Police Chief Shane Kron; Production Assistant Annabel Hendrickson; and City Clerk Thorsten J. Johnson.

Motion by Gross, seconded by Goodrich to approve the agenda. Ayes: 5. Motion Carried.

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

Mayor Meghann Foster proclaimed April 22-28, 2022 as "Housing Trust Fund Week." Executive Director Ellen McCabe was honored to accept the proclamation on behalf of the Housing Trust Fund of Johnson County which was founded 18 years ago. Their mission is to promote and support housing that is affordable in Johnson County. They apply for and receive funding from a variety of sources including Coralville and recruit applicants to preserve and develop housing. They help train applicants on how to put together the best application and project they can. They help them comply with the rules to provide affordable housing in exchange for the support from the trust fund. A group of dedicated volunteers review the applications and make recommendations to the Board of Directors. Deputy City Administrator Ellen Habel is currently serving as the Board's President. The Board extends offers to applicants in the form of grants and loans. This past year the trust fund awarded \$2.1 million and that investment is expected to leverage almost \$17 million for affordable housing in Johnson County. A \$1.00 invested yields an \$8.00 return in housing. Coral North is an example of one of their investments and will open in 2022. The rent at Coral North for a three-bedroom apartment will be \$665.00 per month for the lowest income as compared to \$1,450.00 per month if it was rented at the market rate. The rates for this project are designed so renters pay less than 30% of their income on housing. The trust fund loaned \$450,000.00 to support the people with the lowest income and the total project will cost over \$11 million. The project will have 23 apartments for those earning 30% to 40% of AMI and 21 apartments for those earning 60% AMI. McCabe encouraged those interested in the critical need for affordable housing to visit their webpage at Htfc.org or their Facebook page and to attend the "Affordable Housing Highlights" online event sponsored by the Affordable Housing Coalition at noon on Friday, April 22nd. It will be on Zoom, Facebook Live and the Housing Trust Fund of Johnson County web page. McCabe thanked the City of Coralville for their contributions to the trust fund.

Foster proclaimed April 13, 2022 as "Michael Kattchee Day." Foster was honored to make this proclamation and she recalled meeting Kattchee when knocking on his door while campaigning. Foster wished Kattchee a Happy Birthday and hoped he enjoys his special day.

There were no community comments.

LOT 2, REDHAWK SUBDIVISION, PART THREE

ORDINANCE NO. 2022-1001 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 Three, from C-PUD-1, Commercial Planned Unit Development One District, to C-PUD 2, Commercial

Planned Unit Development Two District, was introduced by Knudson, seconded by Huynh for 2nd consideration. A roll call vote was taken. Motion carried.

BONDS

Finance Director Tony Roetlin reported this is for two different refunding bond issues and does not include any new debt. There will be a third bond issue on the next Council Meeting agenda related to this refinancing. The two on tonight's agenda will save \$1.6 million in interest costs.

RESOLUTION NO. 2022-46

Resolution authorizing and approving a Loan Agreement awarding the sale, providing for the issuance of General Obligation Corporate Purpose and Refunding Bonds, Series 2022A and providing for the levy of taxes to pay the same, amendment to Resolution 2022-28, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2022-47

Resolution authorizing and approving a bank proposal and awarding the sale of Taxable General Obligation Refunding Bonds, Series 2022B, was introduced by Huynh, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

UNION CONTRACT

Human Resource/Risk Manager Mike Funke reported the City agreed to a three-year agreement with the Transit employees with the same percent pay increases as the public works employees. The increase is 3.00% on July 1, 2022, 3.25% on July 1, 2023 and 3.00% on July 1, 2024. They concentrated on the part-time drivers and scheduling issues that. Other than police, transit drivers are the only position that needs to be replaced when someone is on vacation or sick. They also want to reward the part-time drivers because they fill in so much for the full-time drivers. They will continue to work with the drivers and management on more equitable solutions to scheduling throughout the three-year contract period.

RESOLUTION NO. 2022-48

Resolution approving an Agreement with AFSCME Local 183, Council 61, representing Transit employees effective July 1, 2022 through June 30, 2025, was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

City Administrator Kelly Hayworth hopes these are the last two items needed to secure this \$100,000.00 grant for the purchase of commercial kitchen equipment for the Coralville Community Food Pantry. Then they hope to now continue the procurement process that began 9-months ago. Hayworth noted the cost of the equipment has gone up since they started.

RESOLUTION NO. 2022-49

Resolution adopting a Procurement Policy for the City of Coralville, was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2022-50

Resolution approving the Certification of Compliance CDBG Procurement Standards for the City of Coralville, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

FOREVERGREEN HEIGHTS AND SCANLON FARMS SOUTH RIDGE

Hayworth noted in the original Development Agreement the City and developer agreed to split the cost of the two roundabouts, but because of the way the State law has been written it is easier to have the City responsible for one roundabout and the developer responsible for the other. Hayworth credited the developer for coming up with this solution. Construction on the Forevergreen Road and North Liberty Road Roundabout will begin soon resulting in North Liberty Road being closed. The schools, busses and neighbors have been notified and City Engineer Scott Larson will keep them updated during construction. Councilperson Hai Huynh asked if the two roundabouts will be constructed at the same time. Hayworth responded no. The first one is needed now to serve the first couple of phases of the subdivision. The Dubuque Street roundabout will not be needed until the last phases in about four years. The City is now working on an agreement with the County to share the costs because half of the second roundabout will be in the county right of way forever. There is no plan to annex the County subdivisions in that area. Councilperson Mike Knudson asked how long the road will be closed. Hayworth responded until the beginning of school in the fall.

RESOLUTION NO. 2022-51

Resolution approving Amendment No. 1 to the Development Agreement for Forevergreen Heights and Scanlon Farms South Ridge, was introduced by Gross, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

FOREVERGREEN ROAD AND NORTH LIBERTY ROAD ROUNDABOUT

After the resolution was read, Hayworth explained there is a small sliver of County right-of-way on the southwest quadrant of this project.

RESOLUTION NO. 2022-52

Resolution approving a 28E Agreement with Johnson County regarding the construction of the Forevergreen Road and North Liberty Road Roundabout, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

ACQUISITION AGREEMENTS

After the resolution was read, Knudson asked if this is part of the Oakdale TIF. Olson responded the acquisition part of the University Parkway is part of the Oakdale TIF area.

RESOLUTION NO. 2022-53

Resolution approving partial Acquisition Agreements with the State of Iowa on behalf of the Iowa Department of Transportation and Iowa Department of Corrections for the acquisition of property interests for the extension of University Parkway and easements along Coral Ridge Avenue, was introduced by Dodds, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

INDOOR POOL SANDBLASTING AND PAINTING PROJECT

Parks & Recreation Director Sherri Proud reported bids were taken on Monday, April 4th. This process has been done every five to six years since the indoor pool opened in 1988. This will be the first time they will work with a different contractor since the pool opened because the previous contractor went out of business. Base bids range from \$92,800.00 to \$189,500.00 with the price of concrete filler per square foot over 10% of the surface area costing between \$10.00 to \$2.75 per square foot. Proud described the process and staff recommends accepting the low bid from A1A sandblasting for a base bid of \$98,800.00 and \$2.75 per square foot for concrete filler in the pool basin. Even if the entire pool basin required filler this bid is still lower than the next highest bid. The indoor pool will be closed from June 6th to September 6th. They will accommodate the West High Swim Team at the Aquatic Center which is typical because

they don't come inside until after Labor Day. They will also repair a collapsed drain pipe and the deck surface will be refurbished by the same company that has done it as part of a regular maintenance routine every five to six years. Morning swim lessons will be held at the Aquatic Center. Evening lessons will return indoors in the fall.

After the resolution was read, Knudson asked how much the price increased. Proud responded it is three times as expensive because the group they used before was a small family business that hardly increased the original price. The last price was around \$38,000.00. Proud added they will refer lap swimmers to Iowa City and North Liberty during this project due to the difficulty and time install lane barriers that do not attach directly to the pool.

RESOLUTION NO. 2022-54

Resolution accepting quotation and awarding Contract for the Indoor Pool Sandblasting and Painting Project, was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

CLEAR CREEK TRAIL CONNECTION

RESOLUTION NO. 2022-55

Resolution approving a License for Public Pedestrian Way and the Construction and Maintenance Agreement with the Iowa Interstate Railroad, LLC for the Camp Cardinal Boulevard Public Pedestrian Way At-Grade Crossing Project, was introduced by Goodrich, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

MOTION BY DODDS TO APPROVE CONSENT CALENDAR items a-bb inclusive:

- a) Approve minutes for the March 22, 2022 Coralville City Council Regular Meeting.
- b) Approve a Pedicab Company License for **Pedal Power, LLC**: Eff. 4/13/2022-5/31/2023 (to match with Taxi Company License expirations)
- c) Approve Class C Beer Permit with Sunday Sales for **La Lupita**: Eff. 04/21.
- d) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **La Vecina**: Eff. 04/22.
- e) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Vesta**: Eff. 05/01.
- f) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Konomi, Inc.**: Eff. 05/01.
- g) Approve Class E Liquor License with Class B Wine Permit (Carryout Wine), Class C Beer Permit (Carryout Beer) and Sunday Sales for **Costco Wholesale #1111**: Eff. 05/01.
- h) Approve Class C Liquor License with Brew Pub, High Proof Brew Pub, Outdoor Service and Sunday Sales for **Backpocket Brewing, LLC**: Eff. 05/05.
- i) Approve Class C Liquor License with Brew Pub, Catering Privilege, Outdoor Service and Sunday Sales for **Fuzzy's Taco Shop – Coralville**: Eff. 05/05.
- j) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group, LLC to **Pappageorge Haymes Partners** for IRL Master Planning LOD's & Cad Services:
 - i) January 2022 (#135740) \$2,081.26
 - ii) February 2022 (#135777) \$2,262.50
- k) Approve payment to **R.M. Boggs Co., Inc.** for City Hall boiler pump replacement (#9603): \$13,418.33.
- l) Approve payment to **Feld Fire** for SCBA equipment for the Fire Department (#0401773-IN): \$44,432.00.
- m) Approve payment to **Killburg Equipment, LLC.** for Solid Waste Department vehicle repairs (#2290): \$10,259.62.
- n) Approve payment to **Impact7G** for:

- i) Dovetail Pond Assessment & Data Collection (#23685) \$1,760.00
- ii) Dovetail Pond Assessment & Data Collection (#24556) \$1,732.50
- iii) Wetland Planting Review for Forevergreen Heights (#24557) \$1,556.25
- o) Approve payment to **Iowa City Area Development (ICAD) Group** for Fiscal Year 2022 Public Investment Contribution (#7311-1): \$80,000.00.
- p) Approve payment to the **Johnson County Conservation Board** for a Wetland Mitigation Credit Purchase (final) for the IRL Sanitary Sewer & Roadway Grading Project (12/29/2021): \$11,970.00.
- q) Approve payment to **MMS Consultants** for design and construction staking for the west side sidewalk for Bridgewater Pond (final) (29301): \$9,095.00.
- r) Approve payment to **Stevens Erosion Control** for temporary hydro seeding for the 12th Avenue Storm Sewer outlet repair (#11269): \$600.00.
- s) Approve payment to **Terracon Consultants, Inc.** for the Brownfields Program (#TG53387): \$540.00.
- t) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Central Trunk Sewer – Upper Reach Design (#1) \$2,976.00
 - ii) Water Well #15 Improvements (#2) \$2,790.00
 - iii) Water Plant Filter Media Replacement (#3) \$3,314.00
- u) Approve payment to **HR Green, Inc.** for a mapping request (#150601): \$894.75.
- v) Accept bids and approve payment to **Truck Country of Cedar Rapids** for one new 2024 Freightliner 108SD Heavy Duty Cab and Chassis with 6-year extended warranty coverage plan engine and after treatment to replace our current 2014 Freightliner snow plow for not to exceed \$104,151.00.
- w) Accept bids and approve payment to **Truck Country of Cedar Rapids** for one new 2024 Freightliner M2 106 Heavy Duty Cab and Chassis with 6-year/100,000 miles extended warranty coverage plan engine and after treatment to replace our current 2002 Freightliner curbside recycling truck for not to exceed \$109,588.00.
- x) Approve attendance of Alex Buhmeyer at the PTAB 2022 Sustainable Trails Conference in Bentonville, AR from March 27-30, 2022: \$1,662.25.
- y) Approve attendance of Damon Spencer to Open Sight Rifle Instructor School in Johnston, IA from April 17-22, 2022: \$1,569.42.
- z) Approve attendance of Deb Summers to the IACP 2022 in Dallas, TX from October 14-19, 2022: \$2,705.69.
- aa) Approve attendance of Elysee Agbogbo to Tyler Connect 2022 in Indianapolis, IN from May 14-18, 2022: \$2,612.00.
- bb) Approve Bill List for April 12, 2022.

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

Councilperson Laurie Goodrich asked if the owner of Pedal Power, LLC could speak. Owner Ben Snyder explained his business uses pedal power rickshaws to pick up and drop off passengers. It is a quicker mode of transportation than people think, environmentally friendly and adds to the value of Coralville by serving places like Tavern Blue, Coral Ridge Mall and the Iowa River Landing. They do advertising and have fun events like date night, weddings and decorate the pedicabs for those events. They produce webisodes for people in the community where they have interviews in the pedicabs. They are creative and community oriented. They like to give free rides to people in need which they call feel good fares. Snyder thanked the Council.

City Administrator Kelly Hayworth wished former Mayor Kattchee a Happy Birthday tomorrow. Hayworth has fond memories of Kattchee who was Mayor when he first started. Kattchee taught him about community service and how you treat people. One example was the time the City had a rash of damaged recycling lids that blew off the containers and Kattchee suggested not to worry about who is right or wrong and just make sure the lids get replaced. There were many examples of doing simple things like this that show if you do what's right and take care of people it will come back at you in abundance. Hayworth agreed with the proclamation that Kattchee put a lot of time and effort in this community. Hayworth noted how hard Human Resource/Risk Manager Mike Funke and our Unions worked and the

reason these three-year contracts were completed in such a short time is Funke and our employees work to resolve issues before its time to negotiate a union contract. This Thursday, April 14th is the groundbreaking for the new Food Pantry building at the Coralville Methodist Church. Hayworth noted everyone is welcome and this is important to have this facility in Coralville. Hayworth thanked everyone who came out to the 4thFest Basket Auction and either donated a basket or made a bid on one. This was the highest amount they have raised for 4thFest.

Mayor Meghann Foster is excited about the Food Pantry groundbreaking. Foster thanked the 4thFest Committee for planning the Basket Auction and she is excited to hear this year's band will be Night Ranger. Foster noted all these donations from the Basket Auction and passing around the buckets during the fireworks go towards making sure all the 4thFest activities remain free for the community. Foster would like to see donations collected on-line with a donation link on the City website. Foster congratulated the cast and crew of the Young Footlitter presentations of *Stuart Little* and the *Aristocats*. Foster recognized the time and work that go into these performances and wanted the cast, crew and their families to know we appreciate them. Foster encouraged everyone to attend "An Evening of Chinese Performing Arts" at 7:30 PM on Friday, April 29th at the Coralville Center for the Performing Arts. This is an artistic celebration of Asian Pacific American Heritage Month which begins in May and is presented by the Iowa City Area Chinese Association.

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

Councilperson Mike Knudson reported he and Councilperson Hai Huynh attended the Municipal Leadership Academy sponsored by the Iowa League of Cities. They learned about economic development and TIFs and it was very worthwhile. Knudson attended his first Iowa River Landing Committee meeting last week where he learned about everything going on down there and met Matt Ostrom the owner of Active Endeavors who currently has a small space in the Iowa River Landing and is looking forward to moving into a larger space by 30hop in the Fall.

Councilperson Mitch Gross thanked Ellen Habel and Ellen McCabe for their work at the Housing Trust Fund of Johnson County and thought this Council will be the best they have worked with on affordable housing. Gross is excited about the new Food Pantry and hopes other members of the original board are invited to see this milestone, which they couldn't have dreamed of when they started in the back of a church. Gross announced the Xstream Arena will be the home of the Girls State Wrestling Tournament for the next three years.

Councilperson Hai Huynh wanted residents to know the City now accepts glass recycling at the recycling drop off at 950 Hughes Street in the container with the purple lid. Huynh reported faster fiber optic internet is finally coming to the community with work already starting in some neighborhoods. MetroNet and ImOn will be the new providers and she can't wait for better internet. Hayworth added they met with MetroNet earlier today and they plan to have all of Coralville built out by November. Huynh thanked Library staff for working hard these last two years and remaining flexible and creative enough to provide existing and new programs and services to the community. Huynh thanked the City of Coralville for supporting the Food Pantry which is not just a food pantry but a place where community members can communicate and find resources for each other. The City has provided the pantry a rent free place for the last six years and without this support they would not have accomplished everything they have done.

Councilperson Jill Dodds wanted the Housing Trust Fund of Johnson County to know how much the City appreciates them and their hard work to make every dollar stretched. Affordable housing is an issue very important to this Council. Dodds thanked Deputy City Administrator Ellen Habel for her work on affordable housing and serving as President of their Board. Dodds wished Michael Kattchee a Happy 90th Birthday. Dodds encouraged everyone to get ready for the City-Wide Garage Sales on April 30th. Dodds commented with inflation rising this is a good time to build a new Food Pantry facility. Dodds thanked the Police Department for how they handled the recent incident at Northwest Junior High and is grateful no weapons were involved. Dodds attended a meeting with the Black Voices Project and Black Student Union, which she found informative and educational and looked forward to helping in any way possible.

Councilperson Laurie Goodrich reported she enjoyed participating in the Community Leadership Program featuring a program on the Arts this week. Goodrich wished Michael Kattchee a Happy Birthday and everyone a Happy Easter.

Motion by Dodds, seconded by Huynh to adjourn at 7:26 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk