

**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, April 13, 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, Dodds, Goodrich.

The following Staff were present at City Hall: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; Finance Director Tony Roetlin; Community Development Director Dave Johnson; Stormwater Coordinator Amy Foster; Engineering Stormwater Technician Dave Kabel; Production Assistant Matt Palmer; Communications Specialist Jon Hines and City Clerk Thorsten J. Johnson.

The following Staff was present electronically via Zoom: City Engineer Scott Larson; Director of Parks & Recreation Sherri Proud; Parks Superintendent Alex Buhmeyer; Director of Parking & Transportation Vicky Robrock.

Motion by Goodrich, seconded by Huynh to approve the agenda. Motion carried.

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

Mayor John A. Lundell proclaimed April 10-16, 2021 the "Week of the Young Child" and Executive Director Missie Forbes of the 4Cs and local "Week of the Young Child" Committee accepted the proclamation. Forbes stated this week-long event has been recognized for 50 years in an attempt to honor the hard-working child care providers who provide support and attention of our earliest learners at a time when brain development is at its height. Forbes noted child care providers were deemed essential workers during the pandemic and thanked the Mayor and Council for their support and recognition of child care providers.

Lundell proclaimed April 22, 2021 as "Earth Day" and April 30, 2021 as "Arbor Day." Director of Parks & Recreation Sherri Proud reported they will celebrate "Earth Day" and "Arbor Day" a little later than usual with activities during the first week of May. The City received an Urban Wood Reutilization Grant from the Iowa Department of Natural Resources (IDNR) allowing the City to use some of the downed derecho trees and trees that came down during other projects to build board walks for single track trails that tie into the Iowa Department of Transportation (IDOT) project to the west near Clear Creek. They received a MidAmerican Trees Please Grant and are waiting to hear from Trees Forever on a Planting Hope Grant to add to the trees already allocated for in the Forestry budget to be planted this May in City Parks and open spaces to replace the trees lost in the derecho last year. They plan to keep celebrating "Arbor Day" into the fall by planting smaller width trees in City open spaces. In all 300 to 350 trees will be put back into the community. This is the 29th year Coralville has been named a "Tree City USA" by the IDNR and celebrating "Arbor Day" ties into that celebration. A City Community Pick Up Day is planned for the first week of May and the City will kick off a campaign with the business district to pick up trash and make it a daily habit in Coralville.

Lundell proclaimed April 23-29, 2021 as "Housing Trust Fund Week" and Executive Director Ellen McCabe with the Housing Trust Fund of Johnson County accepted the proclamation and stated affordable housing contributes to the health of Coralville and its citizens. McCabe is grateful for the City's dedication to affordable housing and values their long-lasting partnership. McCabe recognized Assistant City Administrator Ellen Habel's leadership during her service on the Housing Trust Fund's Board of Directors. McCabe looked forward to creating more affordable housing through their partnership with

Coralville. Lundell thanked McCabe for her work and dedication which is a huge issue and it is a priority of the Council to promote housing choices in Coralville. Lundell thanked McCabe for recognizing Habel's efforts because she has been an integral part of Coralville's efforts to develop affordable housing.

Lundell proclaimed April 2021 as "Fair Housing Month" and the 2021 Past President of the Iowa City Area Association of Realtors, Erik Melloy accepted the proclamation. Melloy explained they are made up of 470 area realtors and 1.4 million realtors nationally that are committed to a strict code of ethics and upholding the values of fair housing to all. Fair housing means every person can live free and our communities are open, welcoming and free from housing discrimination and hostility. It also means each one of us regardless of race, color, national origin, religion, sex, familial status, and disability has access to neighborhoods of opportunity where our children can attend quality schools and our environment allows us to be healthy and live where economic opportunities and self sufficiency can grow. McCabe thanked the City for honoring the Fair Housing Act by observing April as "Fair Housing Month."

There were no citizen comments.

Lundell opened the Bridgewater Subdivision Discussion by explaining Linda Mullen reported to staff that trees were being torn down in the Bridgewater Subdivision conservation easement on March 30th. Staff responded immediately. Lundell let Community Development Director Dave Johnson explain what happened. Johnson explained after staff were informed that trees were being torn down and Engineering Stormwater Technician Dave Kabel issued a Stop Work Order for failure to obtain a Construction Site Runoff (CSR) Permit. Stormwater Coordinator Amy Foster, Director of Parks & Recreation Sherri Proud and Johnson inspected the site and documented conditions on Wednesday, March 31st. On April 1st City staff discussed how best to move forward and a maximum administrative penalty of \$750.00 was issued to Grand Rail Development. The penalty has been paid. Grand Rail was notified a Timber Stand Improvement and Restoration Plan for impacted areas on City property will be a condition for obtaining a CSR and development agreement. On April 5th Linda Mullens of 352 Russell Slade Boulevard forwarded a memorandum on behalf of 13 Bridgewater residents to the Council expressing their concerns and suggestions for moving forward, which align with the City's actions. Johnson reported the developer removed the trees without a CSR permit, which is required before any grading or ground disturbance and if followed the developer would have provided the City with a stormwater pollution and prevention plan and stormwater management plan for review by the Engineering Department. They would have then walked the site with City staff to identify disturbance boundaries and discuss options for tree preservation or removal in certain circumstances. The walk is normally attended by the Stormwater Coordination, Engineering Technician and the excavator operator and delineate all areas of preservation by using orange snow fencing. Erosion and sediment control would then be installed and inspected prior to approval of the CSR permit. Johnson noted the developer is in the process of developing a Timber Stand Improvement and Restoration Plan, the Stop Work Order remains in effect and no other disturbance activities are allowed until an agreed upon plan and CSR permit are in place.

Lundell gave the following Bridgewater residents an opportunity to speak: Shelly Adams of 360 Russell Slade Blvd. spoke on behalf of herself, her husband and another resident; Barb Goetz of 348 Russell Slade Blvd.; Stephanie Wilson and Steve Wilson of 1307 High Country Pl.; and Linda Mullen who spoke on behalf of six Bridgewater residents about the loss of the trees in the conservation area. Most explained the importance of the mature trees and wild life in their decision to move to the area and did the research and received assurances from realtor Mike Bails that the trees in the undeveloped area would not be removed and were in a City conservation area. Some witnessed the act of trees being taken down and describer those events and interactions with Grand Rail representatives. Residents reported the downing of the trees down have taken away the visual screening of I-80 and its traffic, they now hear the traffic noise on I-80 which was muted by the trees, their neighbor's homes and backyard decks are no longer screened from view, and they do not see as much wildlife. Residents are disappointed the City allowed this to happen and that procedures were not followed. Several believe this will negatively affect their property values. It was noted this was done just before the moratorium on tree removal from April 1st to September 30th moratorium to protect endangered bats with one person stating Grand Rail decided to ask for forgiveness instead of permission. The residents asked the City to look out for their interests, take an inventory and determine the value of the trees taken down, and not let the developer get away with a slap on the wrist. They want the City to make sure the developer pays for replacing the trees and make

reparations. They also want the City to send a clear message to other developers City procedures and guidelines need to be followed in the future. Some suggested the developer not be able to build on land adjacent to City greenspace or allowed to profit from their misdeeds. They also requested a sound barrier along I-80. Mullen offered to provide the City with documentation of the damage that had been done. And read parts of the City Code that require developers to get the City's permission to clear trees from City land and interact with the City Forester. Mullen noted the Iowa Department of Natural Resources (IDNR) has begun an investigation into this issue. Lundell thanked the residents and closed the public discussion. Lundell began a discussion with City staff and the Council. Lundell noted this issue will be hard to correct in the near future and this is a tragedy. Lundell believes residents, City staff and the Council are on the same page and now they have to figure out how to get where they want to be and make sure this does not happen again. Councilperson Hai Huynh asked if there were representatives from Grand Rail to explain what drove them to do this and where is the miscommunication. Councilperson Mitch Gross asked if staff has received or had any communications with Mike Bails or Grand Rail. City Administrator Kelly Hayworth responded Realtor Mike Bails and Developer Jake Evans were online as participants at the meeting. Bails addressed the Council stating he couldn't speak on the developer points but he did agree with Mullens that he sent an email with the site plans, concept and greenspaces which he refers to when asked about the development and these concepts and plans have not changed. Bails claimed statements saying things were changed from how they were presented are not accurate. Councilperson Meghann Foster asked about communications with Grand Rail. Johnson responded there have been email correspondence between himself and Evans over the last three days. The first was about how this can move forward and how it has impacted progress. A second invited Evans to participate. Huynh asked if Grand Rail ever came to the City to discuss tree removal. Johnson responded no. Foster asked if this type of mistake is uncommon. Johnson responded yes. Foster asked if and Johnson confirmed the City has strict processes in place to obtain permits and follow them very carefully before a project is allowed to move forward. Councilperson Jill Dodds asked who is in charge of getting the permitting. Bails responded it is Grand Rail's responsibility. Dodds asked why it didn't happen because it doesn't make sense this whole thing happened. Bails responded he is involved with sales and developing the concept but not the construction or permits. Gross asked Bails as a realtor isn't he supposed to know if he can sell those lots by assuring the mature tree stands will remain there. Bails stated that is where he is confused because there are still plenty of trees out there along the interstate. Councilperson Laurie Goodrich asked to hear from Jacob Evans with Grand Rail. Evans stated there was nothing malicious in what they did because he understood no permits were needed to take the trees down and if they cut down the trees instead of disturbing the dirt, that would be true. Evans explained this was done for life safety for people dropping trees that close together and CSR permit controls (like the silt fence) need to be in place before inspections and to receive a CSR permit. They had an engineering firm delineate the areas to be cleared and review with the City to determine placement of dams for stormwater detention and they thought they were following the right processes. Evans noted they will plant back 58 trees according to the site plan and they plant back more than they take in the Bridgewater Subdivision because they do care about the tree stand. Evans stated even though there were a few mature trees taken most of them had deadfall issues and tops taken off during the derecho. Huynh asked Evans why he thought he didn't need a permit to do what he did when it is clearly stated by the City, he did need a CSR permit to proceed. Evans restated he did not need a permit to cut down trees but he did need it when he disturbed the dirt. Evans understood he could clear the area if he was putting in the control fences and structures for the CSR permit because they can't get an inspection or the permit without them. Huynh asked if he thought you can cut down any tree on City property without asking permission from the City. Evans stated they cleared areas the Council had approved earlier. Johnson responded the Council did not approve the cutting down of any trees on City property and it would have been delineated as part of the CSR permit process. Dodds asked for Stormwater Coordinator Amy Foster's (A. Foster) comments. A. Foster responded it is true you can cut down trees without a permit but not to this extent and grading limits are not defined or finished until they do a walk through for the CSR especially if it is adjacent to City property. They would delineate the protected area you can't go in with orange snow fence. The walk is done with the excavator to make sure everyone is on the same page. A. Foster agreed some tree removal would have had to been done but only ten percent of what was taken. Councilperson Foster asked about how the City plans to move forward and repair the damage that has been done. Foster asked what other options or corrective actions does the City have. Johnson responded the State does not allow any larger administrative fines. When staff first decided they want what had been taken restored. The City can

require a Timber Stand Improvement Plan and Timber Restoration Plan on City property. They can also require additional landscaping if needed as part of this development. Foster asked if the City had control what those plans involve. Johnson responded the City will not move forward with any restoration plan without the aid of an arborist with expertise in timber stand improvement and restoration. Foster asked if the value of the lost trees will be included in the plan. Johnson stated that is something the City Code allows and he can proceed with putting a value on the lost trees. Parks Superintendent and City Forester Alex Buhmeyer responded he was disheartened by what had happen and he had not been approached about a permit as required by the City Code to remove trees from City property. Buhmeyer added that he is allowed by the City Code to determine the reimbursement amount as City Forester and he recommends a tree appraisal process involving the trunk formula method that takes into account the size, diameter, species, condition, class and location of where the trees were. Buhmeyer has looked over the area and determined there are between 15 to 20 high quality trees between 10 to 30 inched in diameter. Buhmeyer has contacted a third-party arborist qualified in the tree appraisal process and if the Council wants, he can proceed with that. Foster asked about having a sound barrier along the interstate. Hayworth responded the City has looked into sound barriers extensively and the Iowa Department of Transportation (IDOT) has turned them down. The City found out barriers move the sound but does not eliminate it. It was also determined that the locations where the properties are along the interstate in Coralville and how far the barriers would need to be from the interstate made it impractical. Councilperson Goodrich expressed concerns City staff and resources are being used extensively and believes the City needs to be reimbursed and a private company needs to do the tree planting and restoration. Gross clarified Goodrich meant the developer should pay for it. City Attorney Kevin Olson added once the plan is put together the developer would implement it. Hayworth stated the City wouldn't do the plan but have a third-party arborist do it and then the City would review and make recommendations on the plan. The developer would hire the company carrying out the plan. Dodds agreed with those suggestions. Gross had problems on how to quantify the loss and that any solution will take a long time. Goodrich asked about the suggestion of not letting the developer build behind those effected. Olson responded throwing out the development agreement is not an option since it is already approved and he recommended the restoration and replanting become part of the agreement for completing the rest of the development on Lot 62. Johnson confirmed Evans is going to get started on this process in anticipation of it being a requirement by the City. Dodds stated Grand Rail has done a lot of projects in Coralville and they know how the process works and warned them she is now hyper alert to them and they will need to be very thorough on the next project if they want her support in the future. Lundell agreed this was a major mistake and Grand Rail has put their relationship with the City in jeopardy. Lundell believes they need to move forward as soon as possible, get the tree inventory done, clean up the visual debris and come up with a defined timeline while keeping the neighbors informed. Foster agreed with keeping the neighbors informed and she appreciated them bringing this to the City's attention. Huynh stated the way one of the neighbors were treated by Grand Rail and witnessing a dramatic change in attitude when someone in authority showed up is unacceptable. Huynh agrees the City needs to take firm action to prevent this from happening again. Lundell asked Hayworth if he and staff have enough direction on what they need to do and Hayworth responded yes. Lundell ended the discussion and thanked the neighbors, Bails and Evans for participating in the meeting.

CLEAR CREEK MITIGATION BANK ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on a Loan Agreement in a principal amount not to exceed \$2,500,000.00. There were no public or written comments. Lundell closed the public hearing.

After the resolution was read, Hayworth reminded everyone the intent is not to start borrowing these funds until the City starts selling credits before doing a significant amount of the work and the process will require a little bit of a balancing act between the sales, when we do the construction and how much of the construction we will do.

RESOLUTION NO. 2021-54

Resolution taking additional action to enter into a Loan Agreement in the amount not to exceed \$2,500,000.00, was introduced by Foster, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

BONDS ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on General Obligation Essential Corporate Purpose Refunding Loan Agreements in a principal amount not to exceed \$20,000,000. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2021-55

Resolution taking additional action to enter into Loan Agreements and providing for the sale of bonds, approving Purchase Agreements, Official Statements and other related documents, and authorizing the call of outstanding bonds, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

DEER CREEK ROAD REPAIR 2021 ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on the plans, specifications, estimate of cost and form of contract for the Deer Creek Road Repair 2021. There were no public or written comments. Lundell closed the public hearing. It was noted

After the resolution was read, City Engineer Scott Larson reported this reconstructs existing pavement on Deer Creek Road between 340th Street and Highway 6. This involves milling down the existing pavement 14 inches and replacing it with 10 inches of new asphalt. Since this is the only way in and out to the quarry, two concrete batch plants, an asphalt plant and City recreational facilities located off of 340th Street the contractor will need to build overnight for three to four nights to not impact the commercial, industrial and softball league traffic. Bids are due April 20th, reporting and action on the bids will be taken at the April 27th meeting and the project will be completed by June 1st.

RESOLUTION NO. 2021-56

Resolution approving the plans, specifications, estimate of cost and form of contract; ordering bids, setting a date for the receiving of bids; and directing posting of the bid letting; all for the Deer Creek Road Repair 2021, was introduced by Dodds, seconded by Gross.

AMENDMENTS TO URBAN RENEWAL AREAS ~ PUBLIC HEARING

City Attorney Kevin Olson reported no one from the taxing entities affected which are Johnson County Board of Supervisors and the Iowa City Community School District showed for the Consultation. This is not unusual since they usually call if they have questions but the consultation meeting is required.

Lundell declared this the time for a public hearing on the proposed Amended and Restated Urban Renewal Plan for the 12th Avenue Urban Renewal Area (Amendment No. 10). There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2021-57

Resolution approving Amendment No. 10 to the 12th Avenue Urban Renewal Plan and the 12th Avenue Urban Renewal Area, was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

TOWN CENTER ONE, LOT 1

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 2nd consideration. A roll call vote was taken. Motion carried.

Motion by Dodds, seconded by Goodrich to collapse the second and third reading for Ordinance No. 2021-1004. A roll call vote was taken. Motion carried.

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 Foster, 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. 2021-58

Resolution approving the Preliminary Plat for Lot 1, Town Center One, Coralville, Iowa, was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2021-59

Resolution approving the Final Plat for Lot 1, Town Center One, Coralville, Iowa, was introduced by Huynh, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2021-60

Resolution approving the PUD-B Site Plan for Lot 1, Town Center One, Coralville, Iowa, was introduced by Dodds, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2021-61 was read, Hayworth reminded the Council he and the City Attorney went through the numbers with Blue Sky Development extensively. This lot has sat empty for several years because of the difficulty on developing on this location and several issues with adjacent property's easements and things that needed to be addressed. Staff believes the development agreement is appropriate for this particular spot.

RESOLUTION NO. 2021-61

Resolution approving a Development Agreement with BBCO, LLC for Lot 1, Town Center One, Coralville, Iowa was introduced by Goodrich. Seconded by Foster. A roll call vote was taken. Resolution declared adopted.

LOT 1, REDHAWK SUBDIVISION, PART TWO

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 Goodrich, seconded by Huynh for 2nd consideration. A roll call vote was taken. Motion carried.

Motion by Foster, seconded by Goodrich to collapse the second and third reading for Ordinance No. 2021-1005. A roll call vote was taken. Motion carried.

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

RESOLUTION NO. 2021-62

Resolution approving the PUD-B Site Plan for Lot 1, Redhawk Subdivision, Part Two, Coralville, Iowa, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

LOT 2, REDHAWK SUBDIVISION, PART TWO

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 Huynh, seconded by Gross for 2nd consideration. A roll call vote was taken. Motion carried.

Motion by Huynh, seconded by Goodrich to collapse the second and third reading for Ordinance No. 2021-1006. A roll call vote was taken. Motion carried.

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

RESOLUTION NO. 2021-63

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

FIREWORKS SALES ORDINANCE

After the ordinance was read, Huynh confirmed even though consumer fireworks are sold in the City they are not allowed to be fired off in the City limits. Lundell responded yes only novelty fireworks are allowed to be lit in the City limits.

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 Foster, seconded by Dodds for 2nd consideration. A roll call vote was taken. Motion carried.

BRIDGEWATER SUBDIVISION AIR SHAFT ACCESS

RESOLUTION NO. 2021-64

Resolution approving an Agreement with Venture One, LLC and River Products Company regarding access easements in the Bridgewater Subdivision, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

AUDIT SERVICES FY 2021-2025

Finance Director Tony Roetlin reported a Request for Proposals (RFP) was sent to several vendors and three proposals were received. BerganKDV, LLC submitted the most cost-effective proposal that met the City's needs for the five-year period and they have an office in Coralville as well as others throughout the Midwest. They serve several Midwest communities including North Liberty who gave them a very positive reference. Staff recommends accepting their Engagement Letter and Agreement.

RESOLUTION NO. 2021-65

Resolution accepting proposals and approving an Engagement Letter and Agreement with BerganKDV, LLC for auditing services for Fiscal Years 2021-2025, was introduced by Huynh, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

5TH AVENUE STORM SEWER IMPROVEMENTS

It was noted this agreement is not to exceed \$59,505.00.

RESOLUTION NO. 2021-66

Resolution approving an Engineering Services Agreement with EOR for 5th Avenue Storm Sewer Improvements, was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

IRL NON-CAM (TIF) AREA TURF & HORTICULTURE CONTRACT EXTENSION

After the resolution was read, Foster asked about the location of the park. Director of Parks & Recreation Sherri Proud responded Riverfront Park is the area between Latitude and the river. Foster confirmed it was not the old Hawkeye Ready-Mix property. Proud responded none of the areas along the Iowa River have names yet and they don't know if both areas will have the same name or separate ones but the Ready-Mix site is not covered by this agreement. Goodrich added Quality Care is doing a very good job. It was noted this is not to exceed \$83,463.00.

RESOLUTION NO. 2021-67

Resolution approving a one-year extension of the IRL Non-CAM Area Turf & Horticulture Contract with Quality Care, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

CORALVILLE MARRIOTT HOTEL & CONFERENCE CENTER

After the resolution was read, Hayworth reported CHMWarnick had a previous contract with Pipe Jaffray who started this process but now Piper is asking the City have a direct contract with CHMWarnick instead of under Piper Jaffray. This is not to exceed \$10,000.00 per month and a \$75,000.00 upon approval of all necessary agreements for continued operation of the Coralville Hotel & Conference Center.

RESOLUTION NO. 2021-68

Resolution approving an Agreement with CHMWarnick to assist the City in negotiating Operations Agreement for the Coralville Hotel & Conference Center was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

TOBACCO CIVIL PENALTIES

RESOLUTION NO. 2021-69

Resolution accepting payment of \$1,500.00 Civil Penalty, 30-day suspension of Retail Cigarette Permit and Acknowledgement/Settlement Agreement from Walmart Stores, Inc., was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

TRANSIT FARES AND PASSES

It was noted the public hearing will be May 25, 2021.

RESOLUTION NO. 2021-70

Resolution setting a public hearing on proposed Transit fares and passes, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

CITIZEN'S COMMUNITY POLICING ADVISORY BOARD APPOINTMENTS

Before the motion was read, Lundell noted how important these Board appointments are for the City going forward as a community and the Council is very pleased with the quality of the 20 applicants. Lundell explained because this board and these appointments are new the four-year terms need to be staggered between two-year and four-year appointments. Lundell did this by random except for trying to keep the gender balance equal.

After the motion was made, Foster asked about how the processes and training will work for the Board. Olson responded the Board was given 6 months to get everything up and running. First they should set up some rules for the Board and elect a Chair and Vice Chair to get things going. Once they have the first meeting, they can discuss how they want to move forward with processes and training. Foster asked if the NAACP will be involved in setting up those rules and processes. Olson expects them to and will have a discussion with President Sanders of the Iowa City Chapter to determine how they want to be involved in the process. Goodrich asked if any staff will be involved. Hayworth responded the Police Chief and City Attorney will be.

Motion by Gross, seconded by Dodds to concur with the recommendations of Mayor John A. Lundell for the following appointments:

Citizen's Community Policing Advisory Board:

Appoint Kathy Hotsenpiller	1997 Highview Road, Coralville	Term ending December 31, 2025
Appoint Dennis Leytem	510 8 th Avenue, Coralville	Term ending December 31, 2023
Appoint Juan (Diego) Rivera	1323 Ozark Ridge, Coralville	Term ending December 31, 2025
Appoint Delores Slade	733 13 th Avenue, Coralville	Term ending December 31, 2023
Appoint Cynthia Ukah (NAACP Representative)	201 E. 9 th Street, Coralville	Term ending December 31, 2025
Appoint Guillermo Morales (LULAC Representative)	839 Spencer Drive, Iowa City	Term ending December 31, 2023
Appoint Steve Dolezal (Law Enforcement Representative)	1508 Brown Deer Road, Coralville	Term ending December 31, 2025

Motion carried. Lundell thanked everyone for applying and promised there will be other opportunities in the future.

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

- a) Approve minutes for the March 23, 2021 Coralville City Council Regular Meeting.

- b) Approve **new** 8-Month Class B Beer Permit with Outdoor Service and Sunday Sales for **Coralville Creekside Ballpark**. Eff. 04/08.
- 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 **new** 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 for Brown Deer Golf Course FF&E Invoice to **Webstaurant** for one stainless steel solid half door reach-in refrigerator to replace the failed unit (#BD04282020): \$3,169.00.
- k) Approve payment to **Terracon Consultants, Inc.** for Brownfields Assessment Grant for work with Brownfields Coordinator on EPA ACRES submittal and community engagement (#TE91412): \$3,834.60.
- l) Approve payment to **Dano Enterprises, Inc.** for Solid Waste Department supplies (#00028490): \$33,200.00.
- m) Approve payment to **HR Green, Inc.** for:
 - i) IRL Public Infrastructure Improvements 2nd Ave. 2018 (#141418) \$896.16
 - ii) Coral Ridge Avenue Phase II (#142421) \$648.00
- n) Approve Change Order #15 to **Miron Construction, Inc.** for the Wastewater Treatment Plant Improvements 2017 Project: +\$29,502.61.
- o) Approve quote and contract with **Quality Care** for the establishment of turf at the riverfront park area by August 2021: Not to exceed \$19,359.00.
- p) Approve the July 2020, August 2020 and September 2020 Treasurer's Reports.
- q) Approve attendance of Drew Montz to LEIN School in Johnston, IA from April 5-16, 2021: \$1,408.00.
- r) Approve Bill List for April 13, 2021.

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

Receipts for the month of July were General: \$6,580,078.64; Road Use: \$1,034,954.78; Police Grant: \$3,955.13; Employee Benefits: \$26,896.85; Iowa River Landing Operation: \$186,007.74; TIF-12th Avenue: \$2,055.69; TIF-Oakdale: \$172,083.68; TIF-Mall/Hwy 6: \$761,716.24; Debt Service: \$1,093,485.10; Rental Properties: \$9,273.00; Iowa River Landing: \$625.82; Brownfields: \$16,721.58; 1st Avenue Area: \$50,290.00; Wastewater Improvements: \$365,947.41; Trust & Agency: \$8,235.25; Perpetual Care: \$2,050.00; Water: \$626,411.50; Sewer: \$1,002,642.75; Parking: \$856,943.79; Solid Waste: \$210,530.90; Transit: \$248,498.31; Storm Water: \$91,851.57; Hotel: \$312.84. Total receipts for July 2020 were \$13,351,568.57 and of this \$1,152,618.41 were property tax.

Receipts for the month of August were General: \$2,371,688.18; Road Use: \$234,101.99; Police Grant: \$1,563.50; Employee Benefits: \$14,390.13; Iowa River Landing Operation: \$389,054.76; TIF-12th Avenue: \$2,017.45; TIF-Oakdale: \$103,318.09; TIF Mall/Hwy 6: \$243,928.77; Debt Service: \$73,659.54; Rental Properties: \$13,477.14; Iowa River Landing: 535.88; Brownfields: \$1,090.04; Flood Mitigation: \$389,734.11; Wastewater Improvements: \$596,815.81; Trust & Agency: \$67.42; Perpetual Care: \$2,925.00; Water: \$280,586.88; Sewer: \$1,060,383.02; Parking: \$907,294.24; Solid Waste: \$115,831.95; Transit: \$72,533.94; Storm Water: \$154,833.85; Hotel: \$301.38. Total receipts for August 2021 were \$7,039,133.07 and of this \$274,169.93 were property tax.

Receipts for the month of September were General: \$2,626,988.71; Road Use: \$314,440.88; Police Grant: \$4,004.71; Employee Benefits: \$231,950.06; Iowa River Landing Operation: \$293,988.22; TIF-12th Avenue: \$16,339.98; TIF-Oakdale: \$71.70; TIF-Mall/Hwy 6: \$263,306.78; Debt Service: \$176,963.30; Rental Properties: \$18,546.00; Iowa River Landing: \$382,713.77; Brownfields: \$564.52; West Land Use: \$170,673.44; Wastewater Improvements: \$641,554.87; Trust & Agency: \$16,529.11; Perpetual Care: \$25.00; Water: \$279,028.89; Sewer: \$1,276,307.67; Parking: \$481,131.74; Solid Waste: \$106,084.50; Transit: \$111,318.52; Storm Water: \$53,774.47; Hotel: \$6,762.17. Total receipts for September 2021 were \$7,473,069.01 and of this \$1,352,649.37 were property tax.

City Administrator Kelly Hayworth congratulated the Coralville Community Food Pantry, Nucara Pharmacy and the Library for the great vaccination program they ran last week and vaccinated over 600 people. Hayworth's neighbor told him what an incredible experience and how well organized it was and his total time there was 20 minutes including the 15 minutes you have to wait after the shot. Hayworth introduced Brian McKenna the new President of the Hockey Team in Coralville. McKenna has an extensive experience with Hockey and Coralville is lucky to have him here. Hayworth explained McKenna came here three years ago when the arena was a hole in the ground and he was Commissioner of the ECHL. He was Commissioner 16 years and was involved in several hockey teams before that. When McKenna visited, he commented what a great location this would be for a hockey team and introduced them to three different owners to consider having a team here. McKenna noted his warm welcome here and feels very comfortable in this community. McKenna reported working in hockey for 35 years at the National League level, American League level and ACHL level and this will be his 5th startup in some shape, way or form. McKenna looks forward to it and noted there is a great deal of enthusiasm in the market place for hockey and the arena. McKenna reported they are in the middle of staffing, furnishing the office and getting their season ticket campaign underway. In early to middle of May they will introduce their team's name and logo. There will be significant announcements throughout the summer as they prepare to begin play October 22nd. McKenna is happy to be here and excited to get started. Hayworth noted how excited the Youth Hockey program is about what will be offered from the professional program and have already spoken with McKenna. Lundell noted the ice arena at Coral Ridge Mall is now open and the City has spent a lot of money on equipment to make it a fabulous practice facility that will have the hockey team integrated into it. McKenna added they plan to be ingrained in the community by assisting in the growth of youth hockey, introducing new kids, both boys and girls, to the game and having their coaches and players involved in the instruction in camps and sessions.

Mayor John A. Lundell extended the Community Wide Mask Ordinance to May 31st because the numbers are still troubling and the school system is experiencing an increase in youth cases. The extension coincides with the County's Mask Ordinance. Lundell announced Saturday, April 24th from 10:00 AM to 2:00 PM is the "Drug Take Back Day" which encourages the proper disposal properly expired and unused drugs. People can drop off their drugs at the Police Department anonymously. Lundell noted this weekend on Friday night, Saturday afternoon and Saturday night there will be Monster Trucks at the Arena. The Coralville Center for the Performing Arts virtual production of "Staying Out While Staying In" put on by City Circle Acting Company last weekend was a great show.

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

Councilperson Laurie Goodrich thanked everyone for doing their jobs over and above.

Councilperson Meghann Foster thanked the Mayor for extending the Mask Ordinance through May 31st noting it is still important to wear your mask. Foster seconded the kudos for the Vaccine Clinic and the amazing partnership of the Food Pantry, Nucara Pharmacy and Library. Foster thanked everyone for their work on the Anti Bias Policing Ordinance and Review Board as the events of this week like the shooting of Daunte Wright and the police harassment of Army Lt. Caron Nazario show this is something that is really important. Foster is grateful we are taking steps in our community that will not end to make it a better, safer, more equitable place for everyone who lives here.

Councilperson Hai Huynh wished her Muslim friends and neighbors a Happy Ramadan. Huynh congratulated City Engineer Scott Larson on his promotion. Huynh thanked Lundell for extending the

Mask Ordinance and reminded people to wear their mask over both their nose and mouth. Huynh congratulated the Food Pantry, Nucara Pharmacy, Johnson County Department of Public Health and the Library on their successful Vaccine Clinic this past Thursday and Friday. They got 618 shots into the arms of residents. Most belong to the Coralville's most vulnerable community. Huynh noted they will do it again in three weeks and asked those interested in volunteering to contact her.

Councilperson Jill Dodds thanked Community Development Director Dave Johnson for all the communication he got out to them about the Bridgewater situation and Stormwater Coordinator Amy Foster for her knowledge and professionalism in helping out with that situation. Dodds was sorry she couldn't wish Dan Holderness good luck on his retirement last meeting but she thanked him for his service. Dodds congratulated Larson on his promotion. Dodds is pleased the Citizen Community Policing Advisory Board has been appointed and hopes we can continue being progressive on these items in the news. Dodds would like to explore the issue of hate crimes and look at policies in neighboring communities so they can continue to make Coralville aware, safe and inclusive for everyone.

Councilperson Mitch Gross said Ramadan Kareem to his Muslim friends. Gross thanked everyone in the incredible partnership that gave out 618 shots at the Vaccine Clinic. Gross commended staff on their communication and input on the Bridgewater tree issue. Gross was happy with the Review Board appointments but the apparent murder of Daunte Wright and what our police officers are going through with Iowa State Patrol Sgt. Smith this week show how important an issue it is for both sides. Gross is happy with the direction the City is going and hopes to keep it up. Gross was happy with the number of new names he saw apply for the Review Board and thought it showed the passion and interest of the community to be a more equitable and just place. Gross congratulated Larson.

Motion by Goodrich, seconded by Huynh to adjourn at 9:05 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk