

**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 14, 2020 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 of 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: Gross, Foster, Gill, Dodds, Goodrich.

The following staff was present: City Attorney Don Diehl; City Attorney Kevin Olson; Asst. City Administrator Ellen Habel; Director of Finance Tony Roetlin; Library Director Alison Ames Galstad; Director of Parks & Recreation Sherri Proud; and Human Resource/Rick Manager Mike Funke.

The Following Staff were present at City Hall: City Administrator Kelly Hayworth; Community Development Director Dave Johnson; Director of Parking & Transportation Vicky Robrock; Communications Specialist Jon Hines and City Clerk Thorsten J. Johnson. The Mayor, Council and other staff listed attended the meeting electronically via Zoom.

Motion by Gill, seconded by Dodds to approve the agenda with the removal of items 8a and 8b. Motion carried.

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

Mayor John A. Lundell proclaimed April 19-25, 2020 as "National Library Week" and Library Director Alison Ames Galstad accepted the proclamation and thanked the Mayor and Council for their support all of these years. Ames Galstad reported they have a small core of staff on rotating shifts to cover operations at the Library from 10:00 AM to 6:00 PM each day even though they are closed to the public. They have curbside pickup two times a day for two hour each day. They have had 738 pickups for 7,000 items from March 17th through April 12th. E-media access is skyrocketing, but they are glad to do curbside pickup for those without electronic devices or internet. Ames Galstad noted they plan a variety of social media events to celebrate "National Library week and she encouraged people to call the Library for information or about services. Lundell thanked Ames Galstad and her incredible staff. Councilperson Mitch Gross as Library liaison stated he appreciates everything the Library staff does and everything they have done to provide services during this trying time. Councilperson Laurie Goodrich encouraged people to view the Library's Storytime on-line which is very good. Councilperson Tom Gill thanked the Library staff and encouraged them to keep doing what they are doing because they are doing a great job.

Lundell proclaimed April 27, 2020 as "Arbor Day" and Director of Parks & Recreation Sherri Proud accepted the proclamation and thanked the Mayor and Council. Proud noted having the reading of this proclamation is part of the City's Tree City USA responsibilities and this will be the 28th year Coralville had been named a Tree City USA. Proud noted Coralville celebrates Arbor Day not only on April 27th but over several days through field experiences with local Elementary and Jr. High School students. In lieu of those experiences they are making plans to plant trees by appointment while maintaining social distancing so they can still use the money received through the Iowa Department of Natural Resources "Trees for Kids" grant to plant trees. Lundell thanked Proud and thought it is good to do anything the City can to replace its lost Ash trees.

There were no citizen comments.

LOT 2, DOVETAIL ESTATES, PART NINE

ORDINANCE NO. 2020-1002 An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, 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, Dovetail Estates – Part Nine, 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 2nd consideration. A roll call vote was taken. Motion carried.

CHAPTER 657A (ABANDONED BUILDINGS)

ORDINANCE NO. 2020-1003 An ordinance regarding the applicability of Chapter 657A of the Code of Iowa, was introduced by Gross, seconded by Foster for 2nd consideration. A roll call vote was taken. Motion carried.

BONDS

Resolution authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of General Obligation Bonds, Series 2020E, and providing for the levy of taxes to pay the same.

<REMOVED>

Resolution authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of Taxable General Obligation Bonds, Series 2020F, and providing for the levy of taxes to pay the same.

<REMOVED>

After the resolution was read, City Administrator Kelly Hayworth explained this finances a portion of the East 2nd Avenue project. Action will be taken on the rest of the financing for the E. 2nd Avenue and E. 9th Street Improvements will take place next Council Meeting. The public hearing for this Loan Agreement will be May 26, 2020.

RESOLUTION NO. 2020-52

Resolution to fix a date for a public hearing on a Loan Agreement in a principal amount not to exceed \$1,000,000.00, was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

UNION CONTRACT

RESOLUTION NO. 2020-53

Resolution approving an Agreement with AFSCME Local 183, Council 61, representing Public Works, Parks and Recreation employees effective July 1, 2020 through June 30, 2022, was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

VARIOUS LOTS IN THE SUMMIT HILLS ADDITION

Before the resolution was read, Lundell noted the public hearing was held March 24, 2020. Hayworth reported the City will adjust the actual number of lots being disposed of after MMS has done a survey with the Parks and Recreation Department because the Community Garden area affects a couple of the lots and street locations. Staff is asking for approval of this disposal subject to the adjustment to lots being made, which the developer has agreed to. Hayworth noted the first three houses the City and Blue Sky Development worked on in the Summit Hills Addition have sold and all three turned out nicely. Councilperson Tom Gill added all of these lots came into the City as nonconforming lots and it is nice to get them straightened out to the right size. Councilperson Laurie Goodrich was happy that three different home styles are being constructed offering some variety. Hayworth noted one way the developer keeps costs down is buying materials in bulk, so even though these are different style the houses they will share some of the same materials like carpets and tile. After the resolution was read, Hayworth noted these houses will come in at \$230,000.00 for a three bedroom and two car garage home, which is a little higher

than the original three because the developer has to put infrastructure into the subdivision. These homes are within walking distance of Kirkwood Elementary and Northwest Jr. High School and they will have to be owner occupied for twenty years.

RESOLUTION NO. 2020-54

Resolution approving the disposal of an interest in real property, that property being various lots in the Summit Hills Addition, Coralville, Iowa was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

PURCHASE AGREEMENTS

After the resolution was read, Hayworth noted these are two existing homes in the Summit Hills Addition sitting on two lots and Blue-Sky Development has agreed to take possession at no cost. In exchange they will demolish and remove the debris in order to build four more houses like the ones described earlier.

RESOLUTION NO. 2020-55

It was noted the purchase price is \$119,100.00.

Resolution approving a Purchase Agreement for 820 Hughes Street, Coralville, Iowa, was introduced by Gill, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-56

It was noted the purchase price is \$89,800.00.

Resolution approving a Purchase Agreement for 824 Hughes Street, Coralville, Iowa, was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

LOTS 1 AND 2, THE BLUFFS AT BROWN DEER

RESOLUTION NO. 2020-57

Resolution clarifying the grantees for Lots 1 and 2, The Bluffs at Brown Deer, Coralville, Iowa, was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

ASSIGNMENT AMENDMENT TO LEASE

RESOLUTION NO. 2020-58

After the resolution was read, Hayworth explained the new tenant will take over the existing lease under the same terms and they intend to remodel the whole facility inside and outside. They will add fire pits and new seating to the outside patio

Resolution approving an Assignment of Lease from Louie's Wine Dive Coralville to 901 IRL, LLC, was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-59

Resolution approving an Assignment Amendment and Release of Guaranty of Lease with Taco Dirty to Me, LLC, was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING JOINT COMMUNICATION CONDUIT AGREEMENT

RESOLUTION NO. 2020-60

Resolution approving an Agreement with MidAmerican Energy Company for a joint communication conduit in the Iowa River Landing, was introduced by Gill, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

BROWN DEER GOLF CLUB GOLF MAINTENANCE COORDINATOR AGREEMENT

After the resolution was read, Proud explained this replaces the Golf Course Superintendent position and is more in line with what other courses have. This will place the position under the supervision of the Golf Pro. This limited service agreement is similar to the Golf Pro's and Asst. Golf Pro's with a salary base amount, health insurance stipend; cell phone stipend and a commission system to provide an incentive to bring in customers and keep the golf carts running. This agreement covers April 13, 2020 through December 31, 2020.

RESOLUTION NO. 2020-61

Resolution approving that certain Brown Deer Golf Club Golf Maintenance Coordinator Agreement for with Tom Palachek for the Brown Deer Golf Course, was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING – N. OF E. 9TH ST. LANDSCAPE ENHANCEMENTS #4

Proud reported 7 bids were received on March 31st and staff, Kappa Advisors and Watts Group recommends accepting the low bid from Landscape Solutions of Iowa for \$31,795.34. Landscape Solutions of Iowa did some work on 1st Avenue recently and did a good job.

RESOLUTION NO. 2020-62

Resolution accepting bids and awarding the Construction Contract for the Iowa River Landing – N. of E. 9th St. Landscape Enhancements #4, was introduced by Goodrich, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-63

Resolution approving the Contract and bond documents for the Iowa River Landing – N. of E. 9th St. Landscape Enhancements #4, was introduced by Foster, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

IOWA DEPARTMENT OF TRANSPORTATION AMOCO LOAN APPLICATION

Director of Parking and Transportation Vicky Robrock explained this loan program by the Iowa Department of Transportation helps Iowa Transit Systems pay their local matches. With the uncertainty in transit fares and ridership this gives the City 5-years to pay back the local match and allows the amount to be paid back early without penalty.

RESOLUTION NO. 2020-64

Resolution approving an Application to the Iowa Department of Transportation for an AMOCO Loan, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

URBAN SOIL HEALTH IQ IN THE LOWER IOWA RIVER WATERSHED CAMPAIGN

RESOLUTION NO. 2020-65

Resolution approving Amendment No. 1 to Contract No. 19ESDWQBSKONR-003 with the Iowa Department of Natural Resources for raising the Urban Soil IQ in the Lower Iowa River Watershed, was introduced by Gill. Seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the March 24, 2020 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. 04/01.
- c) Approve **new** Class C Liquor License with Brew Pub, Catering Privilege, Outdoor Service and Sunday Sales for **Fuzzy's Taco Shop – Coralville**: Eff. 04/01.
- d) Approve Class C Beer Permit with Sunday Sales for **La Lupita**: Eff. 04/21.
- e) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **La Vecina**: Eff. 04/22.
- f) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Vesta**: Eff. 05/01.
- g) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Konomi, Inc.**: Eff. 05/01.
- h) 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.
- i) Approve Class C Liquor License with Brew Pub, High Proof Brew Pub, Outdoor Service and Sunday Sales for **Backpocket Brewing, LLC**: Eff. 05/05.
- j) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **RDG Planning & Design** for IRL Roundabout CPS (#46887): \$3,642.50.
- k) Approve payment to **Shoemaker & Haaland Professional Engineers** for Iowa River Trail – Rocky Shore Drive to Clear Creek (#019376.00-4): \$12,133.28.
- l) Approve payment to **Terracon Consultants, Inc.** for Wastewater Treatment Plant Improvements (#TD39792): \$2,096.00.
- m) Approve payment to **Keck Parking** for exit pay in lane purchase and installation 2nd 40% payment (#32332): \$19,883.60.
- n) Approve payment to **Hawkeye Weld & Repair, Inc.** for Coral Ridge Avenue railing (#97782): \$14,480.00.
- o) Approve Change Order #9: +\$14,605.29; and Pay Application #21: \$540,861.53; to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements 2017.
- p) Approve Pay Estimate #4 to **All American Concrete, Inc.** for IRL 9th Street Improvements: \$90,909.11.
- q) Approve proposal and payment to **MidAmerican Energy Company** for gas main relocation on Coral Ridge Avenue (#2785387): \$27,854.59.
- r) Approve quote and contract to **Watts Group Construction** for UIHC Sleep Store Expansion Landlord Work: not to exceed \$38,686.00.
- s) Approve Bill List for April 14, 2020.

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

City Administrator Kelly Hayworth reminded everyone the City is continuing to monitor the situation in regards to social isolation and we are taking it two-weeks at a time as no one knows for sure what will happen next. Currently we don't know when Recreation programs will be able to start or when facilities will be allowed to reopen. We are following the Governor's and Public Health Department's recommendations. Hayworth anticipates having discussions with the Council on how to phase in operations and about the timelines to open facilities in the near future. Hayworth reported tomorrow LL Pelling will be final grading the trail connection between Iowa River Power and the Iowa River Landing and next week they will asphalt the trail. The new shelter at the Rotary Camp Park is now completed along with the fire place that was completed last fall through a joint effort with TAKO (Take a Kid Outdoors), Rotary Camp and other community donations. These are two new locations people can visit in their social isolation. Hayworth noted another important service one would not normally think our Library provides is giving children a snack after school which can be an important part of their day.

Mayor John A. Lundell thanked City employees who continue to work under these unusual circumstances, like the Fire Department fighting a serious fire today on North Ridge Drive where no one was seriously injured. This shows how the need for City services doesn't stop even under these circumstances. Lundell noted he has been on many Zoom conferences with Mayors across Iowa and the Country and they continue to learn from each other. Coralville is handling this just as good as anyone else he has heard from during these calls and it shows how we are all in this together. Lundell noted a concern about the recent spending package allocating \$1.5 Billion to states and cities over 500,000 people. It didn't include language for cities under 500,000 where a vast majority of the population lives, so they are working with their legislators on that issue.

City Attorney Don Diehl noted he had a stint implanted for his heart on Palm Sunday and the doctor told him today everything went well. City Attorney Kevin Olson had nothing to report.

Councilperson Mitch Gross was glad to see Diehl was recovering. Gross witnessed City personnel combating the fire today and was impressed. Gross asked people to have their representatives and Senator Grassley advocate for the President and their colleagues to come up with a better bill to provide funding for cities under 500,000. Gross noted the Library Board will meet tomorrow night and he report what they discussed about this week's newspaper article at the next Council meeting.

Councilperson Jill Dodds wished everyone a Happy belated Easter. Dodds noted the League of Cities has an action item the Council can sign regarding funding for cities under 500,000. Dodds is proud of Coralville staying safe and staying home.

Councilperson Tom Gill thanked the City for all of its hard work and keeping services running fine. Public safety doing a great job. Gill asked Proud about playgrounds and she responded the playgrounds are signed posted and caution tape to prevent their use.

Gross asked about social distancing at the golf course. Proud responded they are requiring one person for one cart unless they are from the same household. Recent reports of social distancing violations were about a group all from the same family. There are a lot of family groups visiting the golf course lately. Social distancing guidelines are posted at the golf course in several areas and on the website.

Councilperson Laurie Goodrich gave her love and appreciation to everyone.

Councilperson Meghann Foster reported for John Boller at the Coralville Community Food Pantry that they are serving 250 families a week and have expanded their delivery program to 30 to 40 deliveries a week. They have adopted safety practices for handling and packing food and maintaining social distancing. Foster is grateful for their work. Dodds asked about volunteers and Foster responded they have lost 90% of their volunteers due to being at risk for COVID-19 and they are being cautious about accepting new volunteers at this time. Foster encouraged people to call the food pantry about opportunities to volunteer from home. Gross added the food pantry is packing 100 packages for Northwest Jr. High to distribute for their school pickup. Foster thanked City staff, essential workers in the community and everyone staying home and taking safety recommendations seriously. Foster asked about the Brown Deer Pro Shop. Proud said they open but only selling a few items like packaged golf balls and they are enforcing social distancing by only allowing up to four people at a time to pay for their rounds while others wait outside six feet apart. The restaurant is only selling carryout snacks and beverages. Foster encouraged people using the sidewalks and trails to give each other room by moving over when passing for social distancing.

Motion by Gill, seconded by Goodrich to adjourn at 7:23 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk