

**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 26, 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, Huynh, Dodds, Goodrich. Absent: Gross.

The following Staff were present: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Deputy City Administrator Ellen Habel; Community Development Director Dave Johnson; Finance Director Tony Roetlin; Director of Parking & Transportation Vicky Robrock; Library Director Alison Ames Galstad; Police Chief Shane Kron; Communications Specialist Jon Hines; and City Clerk Thorsten J. Johnson.

Mayor Meghann Foster explained Councilperson Mitch Gross was at a school event and would miss tonight's meeting.

Motion by Goodrich, seconded by Knudson to approve the agenda. Ayes: 4. Absent: 1. Motion Carried.

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

Executive Director Mazahir Salih with the Center for Worker Justice of Eastern Iowa gave an update on the Center's activities since she last attended a Council Meeting during community comments. Salih reported they have recovered money in seven wage theft cases and three cases have been in Coralville. They are working on 10 more cases. Wage theft is not new in our community but more people are coming forward and some cases have been referred to the Center by the Iowa Department of Labor because they have only one and a half staff to investigate cases in all 99 counties. Salih thanked the Council for accepting their proposal to hire a person to focus on wage theft cases and educate the community about wage theft. Foster thanked the Center for Worker Justice of Eastern Iowa for their work.

Executive Director John Boller with the Coralville Community Food Pantry thanked the City for approving their request to donate funds to their new facility. They have already started construction. It was seven years ago when they requested moving the Food Pantry to the former Post Office building so they could expand their services and grow. Here we are again building a new space to expand services, grow and continue to be a vital safety net for our neighbors. Boller appreciated the City's shared enthusiasm to build a healthier, stronger, hunger-free community.

Robert Rogers, who volunteers at the Food Pantry and is a City employee thanked the City Council and community for supporting the Food Pantry. Rogers is grateful for the support he receives on the job from the Parks Department, Parks Superintendent Alex Buhmeyer and Director of Parks and Recreation whenever he wants to do something for the Food Pantry.

President Greg Hearn of the Iowa City Federation of Labor and Vice President of the Board at the Center for Worker Justice (CWJ) of Eastern Iowa wanted people to know that wage theft is prevalent even though they may not be aware of it. Hearn wasn't aware of it until he began working with the CWJ. Hearn added that wage theft isn't just not being paid overtime but in the construction industry it can be people not being paid period. Hearn noted they have not been able to get support from the capitol to take action on wage theft even though the Iowa Policy Project did a 2012 report explaining \$600,000.00 is lost in tax fraud each year due to wage theft. Hearn explained that if a worker steals from his employer they will get fired and even prosecuted but if an employer steals from an employee through wage theft and holding wages the employee is the one under scrutiny and when the CWJ is investigating they have to make sure they are doing everything right. Hearn is glad the communities are coming together to fight this because it is a community problem and maybe Des Moines will notice.

Development Coordinator Ashlee Hopkins with the Domestic Violence Intervention Program (DVIP) thanked the Mayor and Council for designating ARPA funds to support victim survivors and their new facility. DVIP served over 200 people last year in Coralville. This is a 65% increase over the year before.

**FISCAL YEAR 2022 IOWA DOT CONSOLIDATED TRANSIT FUNDING GRANT APPLICATION ~
PUBLIC HEARING**

Mayor Meghann Foster declared this the time for a public hearing on the City of Coralville Fiscal Year 2023 Iowa Department of Transportation Consolidated Transit Funding Application. There were no public or written comments. Foster closed the public hearing.

RESOLUTION NO. 2022-56

Resolution authorizing the filing of an Application with the Iowa Department of Transportation for Fiscal Year 2023 Iowa DOT State Transit Assistance and Federal Transit Administration Funding, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING RETAIL LEASE ~ PUBLIC HEARING

Foster declared this the time for a public hearing on intent to dispose of an interest in real property and soliciting alternate proposals for the leasing of 920 E. 2nd Avenue, #110. There were no public or written comments. Foster closed the public hearing.

RESOLUTION NO. 2022-57

Resolution approving the disposition of property and approving a Lease Agreement with Active Endeavors of Iowa City, Inc., was introduced by Huynh, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

LOT 1, REDHAWK SUBDIVISION, PART THREE ~ PUBLIC HEARING

Community Development Director Dave Johnson reported this allows a 2,368 square foot drive-thru restaurant. The building is predominately brick, Nichiha panel, glass and metal trim. Three bio-retention cells will manage storm water on site. Berms and landscaping will screen headlights and the trash enclosure on the east, south and west sides. There will be 17 parking stalls instead of the normal 23 because the development has enhanced landscaping adjacent to the Redhawk Subdivision pedestrian connection south of the site. Staff finds this accommodation beneficial and given the small seating area proposed in the coffee shop. The Planning & Zoning Commission voted 7-0 to recommend the Council approve rezoning Lot 1, Redhawk Subdivision, Part Three to C-PUD 2 and the PUD-B Site Plan.

Foster declared this the time for a public hearing on rezoning of Lot 1, Redhawk Subdivision, Part Three from C-PUD 1 to C-PUD 2, and the PUD-B Site Plan. Jon Marner with MMS Consultants and representing the developer noted the reduced parking is what they have at other locations where it meets the needs of their employees and walk-in clients. The seating area is small because most of their clients use the drive-thru. The reduction in parking allows for enhanced landscaping on the south side along the pedestrian trail leading back to the subdivision and on the eastside along Coral Ridge Avenue. Marner introduced the Andrea Farley and both offered to answer any questions for the Council. There were no further public or written comments. Foster closed the public hearing.

ORDINANCE NO. 2022-1002 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 Lot 1, 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 Dodds, seconded by Goodrich for 1st consideration. A roll call vote was taken. Motion carried.

LOT B, HERITAGE ESTATES ~ PUBLIC HEARING

Johnson provided a lot of background information in the electronic Agenda Packet and the Planning & Zoning Commission had the same information at their meeting. Johnson explained the difference between a land use designation and zoning change. The land use designation determines if a proposed use and density is acceptable for an area. Johnson stated the applicant believes the Open Space Use designation may have been a mistake when the 1984 Land Use Plan was done but he could not find any evidence for or against it. Johnson added this doesn't make a difference in the Council deciding if Low-Density Residential Use is appropriate or if it will have a negative impact on the area. The surrounding area is classified Low-Density Use or Medium Density Use. Low-Density Residential use is defined as single-family dwellings, townhomes and duplexes with a density of 6 residential units per acre. The Planning & Zoning Commission voted 7-0 to recommend the Council approve amending the Land Use Map for Lot B, Heritage Estates to Low-Density Residential Use.

Foster declared this the time for a public hearing on amending the Land Use Map for Lot B, Heritage Estates from Open Space Use to Low-Density Residential Use. Property owner Debra Gregory-Mitchner offered to answer the Council's questions. Councilperson Mike Knudson asked if the proposed 4-unit townhome is allowed under this use and Johnson responded yes because the 4-dwelling unit per acre density is under the maximum 6 unit per acre density allowed. There were no further public or written comments. Foster closed the public hearing.

After the ordinance was read Councilperson Laurie Goodrich asked if the neighbors were notified. Johnson responded all property owners within 200 feet of the property were notified by a letter from the Community Development Department and informed about the public hearings for the Planning & Zoning Commission and City Council Meetings. There was a good turnout at the Planning & Commission Meeting. Councilperson Mike Knudson asked about the Planning & Zoning Commission Meeting comments. Johnson responded they were mostly questions related to how this will develop. Those questions will be addressed if and when the property is rezoned and a development plan is submitted.

ORDINANCE NO. 2022-1003 An ordinance amending the Coralville Community Plan to reflect certain property generally known as Lot B, Heritage Estates, Coralville, Iowa to be designated Low-Density Residential Use in place of Open Space Use, was introduced by Goodrich, seconded by Huynh for 1st consideration. A roll call vote was taken. Motion carried.

CORAL SIX SQUARE, PART ONE

Johnson reported this Final Plat describes the right of way and alignment for future Coral Six Square Drive that will provide secondary access for the potential expansion of Western Hills Mobile Park to the north and it will create two outlots for future development. City staff found the plat conforms with preparations and filing as required by the City Code. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the Final Plat for Coral Six Square, Part One.

RESOLUTION NO. 2022-58

Resolution approving the Final Plat for Coral Six Square, Part One, Coralville, Iowa, was introduced by Knudson, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

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 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. 2022-59

Resolution approving the PUD-B Site Plan for Lot 2, Redhawk Subdivision, Part Three, Coralville, Iowa, was introduced by Dodds, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

BONDS

Finance Director Tony Roetlin reported the proposal sheet from Truist Bank for the Taxable General Obligation Refunding Bonds, Series 2022B, was approved by the Council last meeting. Now the Council will approve the resolution with all the details for this bond. The second resolution is the for the General Obligation Annual Appropriation Refunding Bonds, Series 2022C which is nontaxable. All three Bonds, Series 2022A, 2022B and 2022C accomplish the goal of refinancing almost all nine bonds initially targeted to get lower rates and move some of the principal around. They received a very good rate on Series 2022B and good interest rates on Series 2022A and 2022C. All three bonds will be finalized and the refinanced Bond issues will be called in May.

After the resolution was read, Knudson asked what Bond issues did not get refinanced. Roetlin explained the total original plan was to refinance \$88 million in bonds and in Series 2022C they reduced the total bonds being refinance by \$2 million because some no longer made sense based on the rates.

RESOLUTION NO. 2022-60

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

RESOLUTION NO. 2022-61

Resolution providing for the sale and issuance of General Obligation Annual Appropriation Refunding Bonds, Series 2022C and providing for the levy of taxes (subject to non-appropriation) to pay the same, was introduced by Knudson, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

FISCAL YEAR 2022 BUDGET AMENDMENT

It was noted the public hearing will be May 10, 2022.

RESOLUTION NO. 2022-62

Resolution setting a public hearing for the Fiscal Year 2022 Budget Amendment, was introduced by Huynh, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

WATER AND SOLID WASTE RATES

Hayworth reported this was discussed during the Fiscal Year 2023 Budget process and will change the rates beginning of July 1st. In Water they have a list of items they hope to accomplish with these additional funds. The biggest goal with Solid Waste is to start looking at the recycling drop site and the recycling programs for individual residential units. Councilperson Hai Huynh asked if they could get the public percentages for these increases. Councilperson Laurie Goodrich noted there will be a \$1.30 increase per month in Water for residents and it will be a little bit more for commercial. Foster added this increase will take place gradually over four years instead of happening all at once for Water. Foster noted

she and the Council never want to raise rates but they feel it is important to address issues happening in Water and Solid Waste.

Ordinance No. 2022-1004 An ordinance amending Chapter 107 of the Code of Ordinances of the City of Coralville (2011), as previously amended, by changing Water and Solid Waste Collection Fees, was introduced by Dodds, seconded by Knudson for 1st consideration. A roll call vote was taken. Motion carried.

CLEAR CREEK AMANA COMMUNITY SCHOOL DISTRICT AGREEMENT

Hayworth reported staff has had several discussions with the Clear Creek Amana Community School District Board and Staff. The City will operate the Recreation Department's Before and After School Program at the school and the Parks and Recreation Department will be able to use several of the facilities inside the building on nights and weekends along with the public able to use the playground and outdoor areas. The purchase agreement calls for a 28E Agreement outlining the uses just described to be adopted in May before the closing. Olson added all the 28E Agreements need to be done by the second Council Meeting of May or the City will not proceed with the closing. Knudson asked how the City acquired the land. Hayworth responded the City acquired the property in 2003 for an economic development plan but the company didn't proceed with the development and the City ended up with the land. The City kept the land because it was in a strategic location in the West Land Use Area. Hayworth added there has been discussions for a school in the West Land Use Area for a long time and this current discussion began three to four years ago but COVID caused the school district to put everything on hold for a couple of years. Knudson noted the City owns the land this time and asked if this project is comparable to past school projects. Hayworth responded for Borlaug it cost the City around \$800,000.00 to upgrade and build the facilities on the school districts property. In this case the City owns the property and the Clear Creek Amana School District is already building facilities that meet programming needs without the City contributing so negotiating this agreement is easier than previous ones. Olson added the City originally paid \$400,000.00 for the property. Huynh asked where the kids in that area go to school and Hayworth responded the kids in the Western Hills Trailer Park and around Coral Court are currently bussed to Clear Creek Amana Community School District schools but they will be able to walk to this school. Foster appreciated this collaboration to accommodate the kids and families in this growing area. Knudson noted development normally follows when a new school is built. Hayworth agreed and noted they already have 1,000 units planned between the school site and Costco. Huynh asked when they will build the school and Hayworth responded they want the school opened by the fall of 2024 which is why they need to finish these agreements quickly.

RESOLUTION NO. 2022-63

Resolution approving a Purchase Agreement with Clear Creek Amana Community School District for a parcel to construct a new elementary school in the City of Coralville, Iowa, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

EASEMENT AGREEMENTS

RESOLUTION NO. 2022-64

Resolution creating utility easements on three City properties for the 1st Avenue/I-80 Diverging Interchange Project, was introduced by Knudson, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

AMERICAN RESECUE PLAN ACT BENEFICIARIES

It was noted the following will receive a portion of the City's share of funds from the American Rescue Plan Act: the Coralville Community Food Pantry will receive \$250,000.00; the Domestic Violence Intervention Program will receive \$25,000.00; and the Center for Workers Justice will receive \$40,000.00.

RESOLUTION NO. 2022-65

Resolution designating certain beneficiaries of funding through the City's share of funding received through the American Rescue Plan Act, was introduced by Huynh, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the April 12, 2022 Coralville City Council Regular Meeting.
- b) Approve **new 5-Day** Class B Beer Permit for **The Chrome Horse Slophouse & Saloon**: Eff. 05/04. (For Bike Nights at McGrath Hawkeye Harley Davidson)
- c) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Super Taco Express**: Eff. 05/13.
- d) Approve Special Class C Liquor License with Class B Wine Permit and Sunday Sales for **Winestyles Tasting Station**: Eff. 05/19.
- e) Approve payment to **The Northway Corporation** for:
 - i) Water Well #15 Test Hole (#16494) \$6,623.00
 - ii) Bailing of accumulation in Water Well #12 after brushing (#16488) \$16,225.00
 - iii) Replace Water Well #12 pitless unit pumping equipment (#16489) \$128,877.18
- f) Approve payment to **Maxson Masonry LLC** for Aquatic Center demolition and reconstruction of red glazed block walls that held lockers and shower assemblies (#47499): \$12,722.00.
- g) Approve payment to **Kiesler Police Supply** for Police Department ammunition (#SI102647): \$10,147.61.
- h) Approve the plans, specifications, estimate of cost and form of contract; ordering of bids; setting a date for the receiving of said bids; and directing posting of the bid letting for a Fire Truck: Estimate cost is between \$650,000.00 and \$700,000.00 and bids are due June 17, 2022.
- i) Approve a 3-month Extension of the License Agreement for the Coffee Emporium in the Iowa River Landing District. (This will give the parties time to negotiate a longer-term agreement. The current agreement will be extended from April 30, 2022 to July 31, 2022.
- j) Approve Bill List for April 26, 2022.

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

City Administrator Kelly Hayworth reported the Fire Department's Pancake Breakfast on Sunday served over 750 people and it is great to have it back after two years. Hayworth announced the City Garage Sale is Saturday, April 30th from 8:00 AM to Noon. On the April 28th and May 2nd there will be an extra day of trash collection. On Saturday, May 7th from 8:00 AM to Noon is Recycle Swap Day which will include a Seed and Plant Swap for the first time. Community Shred Day will be Saturday, May 7th from 10:00 AM to Noon and you will need to get there early. Hayworth announced Mayors Clean Up Week will be May 9th through May 13th on your garbage day. Hayworth reminded everyone that North Liberty Road is closed for the construction of the Forevergreen Road and North Liberty Road Roundabout until the beginning of school in the fall.

Mayor Meghann Foster thanked the community for attending the Fire Department Pancake Breakfast. Foster reminded everyone Friday, April 29th at 7:30 PM is the "Evening of Chinese Performing Arts" at the Coralville Center for the Performing Arts that was rescheduled from the Chinese Lunar New Year to right before Asian American and Pacific Islander Month in May. Foster stated there have been some really challenging times in our community and she wanted everyone to know that her top priority as Mayor is to make sure Coralville is a safe place for individuals, families and children to call home. Foster knows we have a lot of work ahead of us and she is committed to working alongside anyone who shares the goal of finding productive solutions for the challenges we face as a community.

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

Councilperson Laurie Goodrich announced May 6th and 7th in the basement of the Coralville Public Library is the Friends of the Library Booksale. They ask you donate what you want to pay for books instead of paying a set price. Goodrich added the Friends of the Library had their annual meeting last week and they donated over \$15,000.00 to literary projects in Coralville. This includes the Dolly Parton Imagination Library which is a new program the Friends of the Library, the Library Foundation and Coralville Public Library have brought to Coralville. This program provides families with children ages 0-5 years old with a book a month until the child graduates out of the program at the end of their 5th year. Goodrich encouraged those interested to join the great volunteers at the Friends of the Library. Goodrich congratulated the Iowa Heartlanders on their great first hockey season. Goodrich added they recently hired Tom Hamilton to be their president. Hamilton is a local resident and will do a great job. Goodrich congratulated Coralville's Golf Pro Sean McCarty on qualifying for the PGA Championship in May. Foster noted Iowa Heartlander Chris Bennet was named ECHL Rookie of the Year and congratulated him. Foster noted it is Volunteer Appreciation Month and also encouraged everyone to volunteer at the library.

Councilperson Jill Dodds responded to the allegations against her husband Jeff Dodds. Dodds stated her husband is falsely accused of a horrific crime he did not commit. Dodds and her husband have provided extraordinary early care and education for 23 years. They have a perfect compliance check record, served on local and state boards and commissions, and advocated at the legislative level for two decades for improved child care in Iowa. Dodds noted quality child care is why she is a Councilmember today. Dodds listed some of her grievances related to her husband's arrest and her realization many people at the Johnson County Jail would be better served at Guidelink. Dodds thought there should be an investigation into how people having a mental health crisis are being or not being cared for and that the City's money is being well spent. Dodds informed everyone the Johnson County Sheriffs Department is in charge of her husband's case because she is a Councilperson. Dodds commended the Coralville Police Officers who came to her home twice for being respectful. Dodds expressed concern of the tactics used by the Johnson County Sheriff's Department during the interrogations and searches and will discuss the arrest and jail experience with the proper authorities in the future. Dodds thought of some solutions to problems experienced with husband's case including empathy training that includes deputies experiencing being booked firsthand. Dodds promised to address some of the inhumane actions she and her husband experienced and do her best to represent the voices of those that haven't been heard. Dodds noted the Mayor and Mayor Pro-tem asked her to resign and acknowledged her resignation will make things easier but she is disappointed they didn't stand up for her freedoms and rights. Dodds has decided to focus on assuring justice is served in her husband's investigation and that the real truth comes to light. Dodds has enjoyed serving the community the last 10 years and thinks the City's staff is superior, Coralville is blessed to have City Administrator Kelly Hayworth at the helm and Parks & Recreation Director Sherri Proud has made Coralville the beautiful and active paradise it is today. Dodds asked the Council to continue the good work. Dodds hopes the community thinks she has served them well and thanked them for the opportunity. Dodds resigned effective immediately.

Councilperson Hai Huynh had nothing to report.

Councilperson Mike Knudson looked forward to the Goal Setting Session tomorrow. Knudson hopes to incorporate several comments on sustainability he received by email into tomorrow's session.

Motion by Knudson seconded by Huynh to adjourn at 7:29 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk