

**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 28, 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; City Engineer Dan Holderness; Director of Finance Tony Roetlin; Police Chief Shane Kron; Director of Parking & Transportation Vicky Robrock; and Human Resource/Rick Manager Mike Funke.

The Following Staff were present at City Hall: City Administrator Kelly Hayworth; Community Development Director Dave Johnson; 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 11c and 11d. Motion carried.

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

Mayor John A. Lundell read an email from Executive Director Sara Barron of the Johnson County Affordable Housing Coalition during citizen comments asking the City to consider forgiving outstanding utility bills to provide direct meaningful relief to its residents. Lundell thanked Barron for all she does and replied the Council will be discussing this during a financial review at the work session.

**FISCAL YEAR 2021 IOWA DOT CONSOLIDATED TRANSIT FUNDING GRANT APPLICATION ~
PUBLIC HEARING**

Lundell declared this the time for a public hearing on the City of Coralville Fiscal Year 2021 Iowa Department of Transportation Consolidated Transit Funding Application.

RESOLUTION NO. 2020-66

Resolution authorizing the filing of an Application with the Iowa Department of Transportation for Fiscal Year 2021 Iowa DOT State Transit Assistance and Federal Transit Administration Funding was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

LOT 2, JACOBS CLEAR CREEK FIFTH SUBDIVISION ~ PUBLIC HEARING

Community Development Director Dave Johnson reported this rezoning is for a four-story, 68-unit hotel on a 1.43-acre lot. The building materials include brick, stone and EIFS and composite siding. The Planning & Zoning Commission voted 5-0 to recommend the Council approve rezoning of Lot 2, Jacobs Clear Creek Fifth Subdivision from C-2 to C-PUD 2, and the PUD-B Site Plan.

Lundell declared this the time for a public hearing on rezoning of Lot 2, Jacobs Clear Creek Fifth Subdivision from C-2 to C-PUD 2, and the PUD-B Site Plan. Lucas Nelson with MMS Consultants, Inc. offered to answer questions on the project. There were no other public or written comments. Lundell closed the public hearing. Lundell noted the developer has asked to condense the second and third readings at the next Council Meeting.

ORDINANCE NO. 2020-1004 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, Jacobs Clear Creek Fifth Subdivision, from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Gross, seconded by Goodrich for 1st consideration. A roll call vote was taken. Motion carried.

LOT 6, CORAL RIDGE COMMERCE PARK PHASE SIX~ PUBLIC HEARING

Johnson reported this is for two commercial buildings on a 2.43-acre lot. The building to the north will be a 4,500 sq. ft. restaurant with patio area and the building to the south will be a 7,180 sq. ft. retail building. The building materials will be a combination of glass, metal, brick and fiber cement siding. The Planning & Zoning Commission voted 5-0 to recommend the Council approve rezoning of Lot 6, Coral Ridge Commerce Park Phase Six from C-2 to C-PUD 2, and the PUD-B Site Plan

Lundell declared this the time for a public hearing on rezoning of Lot 6, Coral Ridge Commerce Park Phase Six from C-2 to C-PUD 2, and the PUD-B Site Plan. Lucas Nelson with MMS Consultants, Inc. offered to answer questions on the project. There were no other public or written comments. Lundell closed the public hearing.

ORDINANCE NO. 2020-1005 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 6, Coral Ridge Commerce Park Phase Six, from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Gill, seconded by Foster for 1st consideration. A roll call vote was taken. Motion carried.

SCANLON FARMS CONCEPT PLAN

Johnson reported the property is 151.24 acres of which 208 acres is subject to development of 993 units. This comes to 4.75 units per acre which is in range of the low to medium density residential land use designations. Johnson showed renderings of the proposed single-family detached homes. There will also be attached homes and apartments in the development. The townhomes will have a combination of vinyl lap and shake siding with stone veneer at the base. The Planning & Zoning Commission voted 5-0 to recommend the Council support the general concept but they don't want a greater density than what is proposed.

Caleb Smith with McClure presented the Concept Plan for Scanlon Farms. Smith added one variation to the plan that Johnson had not reported and that is the swap of the townhomes along North Dubuque Street towards the center of the subdivision with single housing in Phases 4 and 6 and maintaining the same number of units. Lundell thought this is a good mixture of housing types and is pleased with the plan. Councilperson Tom Gill is fine with the plan as it is right now but wants to take a closer look at the relocation of single-family housing and townhomes later on. Councilperson Meghann Foster asked about the price points of the different types of housing because she doesn't want to see the disparity of high- and low-income housing in a new school district like there has been in the past. Smith responded they want to have the homes at an affordable price especially in today's business climate. Single-family homes will be \$200,000.00 to \$250,000.00 with higher end finishes raising the price. Townhomes will have the same price range or a little less. Councilperson Mitch Gross confirmed the cost of the single-family homes and asked how many will be built. Smith responded 322 to 325 units. Gross asked about the timeline and Smith responded Phase 1 will start this year. Developer Matt Adam added they plan to move dirt after crops are harvested this fall and selling units in August 2021 if the weather cooperates. Gill asked if the City approves of the Forevergreen Road concept going through the subdivision. City Engineer Dan Holderness reported the proposed Forevergreen Road corridor complies with the plan drawn up several years ago. Lundell thanked Smith and Adam for the presentation and encouraged them to proceed with the development process.

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

RESOLUTION NO. 2020-67

Resolution approving the PUD-B Site Plan for Lot 2, Dovetail Estates, Part Nine, Coralville Iowa, was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

CHAPTER 657A (ABANDONED BUILDINGS)

ORDINANCE NO. 2020-1003 An ordinance regarding the applicability of Chapter 657A of the Code of Iowa, was introduced by Foster, seconded by Gill for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

BONDS

Finance Director Tony Roetlin noted items 11c and 11d were removed from the agenda. The first two bond issues were sold today to refinance several bond issues and finance new street improvements.

RESOLUTION NO. 2020-68

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, was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-69

Resolution authorizing and approving a Loan Agreement and Interfund Loan, 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, was introduced by Gill, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

Resolution providing for the sale and issuance of General Obligation Annual Appropriation Bonds, Series 2020G and providing for the levy of taxes (subject to non-appropriation) to pay the same. **<REMOVED>**

Resolution providing for the sale and issuance of Taxable General Obligation Annual Appropriation Bonds, Series 2020H and providing for the levy of taxes (subject to non-appropriation) to pay the same. **<REMOVED>**

TOBACCO CIVIL PENALTIES

RESOLUTION NO. 2020-70

Resolution accepting payment of \$1,500.00 Civil Penalty and Waiver of Right to Hearing from Walmart Stores, Inc., was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

DRURY PARKING AMENDMENT

RESOLUTION NO. 2020-71

Resolution approving a Second Amendment to the Parking Agreement with DDC Hotels, Inc. (Drury), was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

THE BLUFFS AT BROWN DEER

RESOLUTION NO. 2020-72

Resolution approving an Extension Agreement for The Bluffs at Brown Deer, was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-73

Resolution approving an Addendum to the Development Agreement between Brown Deer Cooperative, River Products Company and the City of Coralville, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

CORAL CROSSING SEVENTH ADDITION

RESOLUTION NO. 2020-74

Resolution accepting municipal improvements constructed on Coral Crossing Seventh Addition, Coralville Iowa was introduced by Gill, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

MUTUAL AID AND ASSISTANCE AGREEMENT

City Engineer Dan Holderness reported IOWARN is an organization of 82 Iowa Water and Wastewater Utilities that will work together in the case of disasters or emergencies requiring aid in the form of personnel, equipment and supplies from outside the impacted area. Coralville needs nothing immediately from this group, but this sets the groundwork for future emergencies where we can cooperate with other communities to provide assistance or receive aid.

RESOLUTION NO. 2020-75

Resolution approving a Mutual Aid and Assistance Agreement for the Iowa Water/Wastewater Agency Response Network (IOWARN), was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

ENGINEERING SERVICES AGREEMENT

It was noted this agreement is not to exceed \$28,850.00 and it is covered by the EPA Brownfield Grant.

RESOLUTION NO. 2020-76

Resolution approving an Engineering Services Agreement with Terracon Consultants, Inc. for a Phase 2 Environmental Site Assessment/Limited Site Investigation for 832 Quarry Road, was introduced by Goodrich seconded by Gross. A roll call vote was taken.

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

- a) Approve minutes for the April 14, 2020 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Super Taco Express**: Eff. 05/13.

- c) Approve Special Class C Liquor License with Class B Wine Permit and Sunday Sales for **Winestyles Tasting Station**: Eff. 05/19.
- d) Approve payment to **Baker Group** to replace and install new gas detection controllers and sensors (#177545): \$18,877.00.
- e) Approve payment to **Hogan Hansen** for the final billing on the City of Coralville Audit – 2019 (March 18, 2020): \$16,500.00.
- f) Approve payment to **Gillig LLC San Francisco, CA** for one 40' heavy-duty low-floor bus: Not to exceed \$451,385.00.
- a) Approve payment to **Bolton & Menk, Inc.** for Hawkeye Ready Mix South Demolition: \$155.00.
- b) Approve payment to **HR Green, Inc.** for:
 - i) IRL Public Infrastructure Improvements E. 2nd Avenue (#134067) \$23,295.10
 - ii) Miscellaneous Engineering – Stormwater, Flood Protection & IRL (#134066) \$2,984.88
 - iii) 4th Avenue Sewer Rehabilitation (#134013) \$344.45
- c) Approve payment to **Shoemaker & Haaland Professional Engineers** for Iowa River Trail – Rocky Shore Drive to Clear Creek (#019376.00-5): \$12,420.00.
- d) Approve payment to **Veenstra & Kimm, Inc.** for
 - i) Fox Valley Trunk Sewer Extension (#3) \$7,847.60
 - ii) Wastewater Treatment Plant Improvements 2017 – Resident (#22) \$18,642.48
 - iii) Wastewater Treatment Plant Improvements 2017 – General (#24) \$16,200.00
- e) Approve payment to **MMS Consultants, Inc.** for University Parkway Extension ROW acquisition (#28123): \$1,096.54.
- f) Approve Change Order #4 to **All American Concrete, Inc.** for IRL E. 9th Street Improvements: +74,584.40.
- g) Approve proposal from **Parking, Inc. from Des Moines** for parking integration between current TIBA parking equipment and Xtream Arena ticket vendor and a mobile revenue and access control vendor: Not to exceed \$58,790.00. (40% due at order, 40% due when delivered and 20% due upon project completion.)
- h) Approve Professional Services Agreement with **Impact7G** for Preliminary Draft Prospectus Development for the Clear Creek Mitigation Bank Feasibility Study: Not to exceed \$30,000.00.
- i) Approve Bill List for April 28, 2020.

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

City Administrator Kelly Hayworth reported the Governor has extended the closures for our area in relationship to COVID-19, so we have extended the closure of City facilities to May 15th. All City Departments are working on reopening plans as we learn from other communities in the 70 plus counties that are beginning to open. Hayworth noted that several City Staff along with the Mayor and several other agencies and hospitals across Johnson County participate in the Johnson County Emergency Management call that occurs every weekday afternoon. Hayworth thanked the staff at the Johnson County Emergency Management for keeping everyone up to date with what is happening in our county and bringing up items for discussion or forwarding information from the State to our local area. Hayworth observed the Iowa City Community School District lunch program this week. He was impressed with how organized they are and with what they are providing to the appreciative families. Hayworth also observed the Coralville Community Food Pantry distribute their weekend bags, which were gone within 15 minutes. This shows people are interested and the program is doing very well. The Food Pantry has asked for City assistance with grant programs to extend the program into the summer and possibly expanding upon it. Asst. City Administrator Ellen Habel and he are looking at how to help them. Habel reported Iowa is tied for second in Census returns with Minnesota at 61.4%. The self-response period has been lengthened. Johnson County is at 62.2% which is the top 30% of the counties in Iowa. Coralville is at 64.7%. North of I-80 and west of 12th Avenue is at 77.5%, north of I-80 and east of 12th Avenue is at 66.7%, south of and east of 12th Avenue is at 57.1% and west of 12th Avenue and Highway 965 are at 60%. Director of Parks & Recreation Sherri Proud secured grant money from the National League of Cities to have some Census drive events and activities and once the Library and Recreation Center are allowed to reopen, they will

start those up again and target some of the lower reporting areas in Coralville. Hayworth stated we should continue to be appreciative of City staff that are being creative and providing services in all kinds of different ways while keeping employees safe.

Mayor John A. Lundell thanked Hayworth and the entire City for working hard under these unusual and difficult conditions to provide City services and the residents and business community for continuing to show their Coralville Pride. Lundell noted a lot continues to get done with the Arena and Fieldhouse staying on schedule and the E. 2nd Avenue and E. 9th Street road improvement projects and other road projects progressing around the community. Lundell appreciated everyone keeping the projects moving and the those helping with the school lunch program. Lundell reported the City continues to work with the Iowa League of Cities and National League of Cities to advocate for support of aid to smaller local governments to help with the continued expenses and reductions in revenue due to this crisis.

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

Councilperson Laurie Goodrich thanked Lundell, Hayworth and City staff for doing a fabulous job and getting a lot of printed information out to the public today.

Councilperson Jill Dodds asked residents to stop using the recycling center for general trash disposal and to flatten boxes to make the facility more pleasant to use and to keep trash from overflowing to the surrounding neighborhood. Dodds asked everyone to continue being careful as they start to open things up to lessen the effects of a second wave.

Councilperson Tom Gill noted he and his granddaughters took a bike ride along the Clear Creek trail to and encouraged everyone to use it and enjoy the fantastic view including the trees at the Altmaier Farm.

Councilperson Meghann Foster thanked City staff for their creative and proactive leadership. Foster asked Hayworth for an update on the Farmer's Market. Hayworth reported they will start May 18th and they are working to maintain social distancing by using the center aisles of the parking lot to spread people out and coming up with a system to order from vendors in advance and pickup items by drive through. Customers will be encouraged to maintain social distancing and wear face masks. There will be hand sanitizing stations at each entrance. Asst. City Administrator Ellen Habel added they are encouraging cashless payment as much as possible. A list of vendors will be on the Coralville Farmer's Market Facebook page and the City website closer to May 18th. The Governor's proclamation limits the Farmer's Market to the sale of food and farm produced goods. Hayworth noted the Coralville Community Food Pantry will be working with the Farmer's Market to encourage the use of fresh fruits and vegetables and how to use this program to get the food pantry some additional funds that are available while rewarding vendors for the services they provide. Foster thanked residents for staying at home and urged caution as things open up even though everyone including herself are anxious to get back out.

Councilperson Mitch Gross thanked Hayworth for stopping by Northwest Jr. High to observe the Iowa City Community School District lunch program. Gross stated the District is looking for ways to continue and expand the lunch program into the summer. Gross reported the Library Board voted to continue curbside service and that most staff concerns about curbside services have been addressed. Gross stated even though a lot of people have internet and computers there are several that do not and they rely on and are thankful for reading materials and other services the Library provides. Gross addressed the comments of a social media reporter attacking the character of Library Director Alison Ames Galstad by stating they are unfair and that her character is above reproach. Gross thanked Ames Galstad and her staff for all they are doing during this time. Gross congratulated the Police Department on the arrests made for the Christmas time murders and was appreciative of all the work they put into the investigation.

Motion by Gill, seconded by Dodds to adjourn at 7:31 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk