

**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, May 10, 2022 with Mayor Meghann Foster presiding and was called to order at 6:30 PM. Recorded webcasts of this meeting are on Mediacom 118-8 and on-demand at www.coralville.org/coralvision.

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

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; Building Inspector Creston Turnbull; City Engineer Scott Larson; Finance Director Tony Roetlin; Director of Parks & Recreation Sherri Proud; Director of Parking & Transportation Vicky Robrock; Human Resource/Risk Manager Mike Funke; Fire Chief Orey Schwitzer; Police Chief Shane Kron; Communications Specialist Jon Hines; and City Clerk Thorsten J. Johnson.

Motion by Huynh, seconded by Gross to approve the agenda. Ayes: 4. Motion Carried.

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

Mayor Meghann Foster proclaimed May 2022 as “Bicycle Month” and May 16-22, 2022 as “Bike to Work Week” and Resident Jim Conard accepted the proclamation as a Bike Iowa City Ambassador. Conard commended Coralville on a friendly biking environment whether its biking to and from work or biking recreationally. Conard’s favorite areas to bike are Coralville’s paved trails and the single-track paths near the Tom Harkin Trailhead. Conard has heard from his customers at the bank that biking is an amenity in Coralville that attracts people to the area which he thinks is wonderful. Conard encouraged everyone to visit <https://bikeiowacity.com> for more information on bicycling events coming to the area in May.

Foster proclaimed May 2022 as “Building Safety Month” and Community Development Director Dave Johnson spoke on behalf of the Community Development and Fire Departments. Johnson thanked our local partners, developers, contractor, construction workers and trades people who work with them to create safer, healthier and more accessible buildings in our community. In addition to the safety benefits there are economic benefits in having strong and well enforced building and fire codes in our community because that means our buildings are less of a liability in the eyes of insurance carriers which leads to lower insurance premiums for residents. Johnson introduced Building Official Creston Turnbull and Fire Chief Orey Schwitzer as all three accepted the proclamation and had their photo taken with the Mayor.

There were no community comments.

FISCAL YEAR 2022 BUDGET AMENDMENT ~ PUBLIC HEARING

Finance Director Tony Roetlin reported this amendment accommodates the refinancings and ARPA funds and makes sure we don’t exceed our expenditures.

Foster declared this the time for the public hearing on the Fiscal year 2022 Budget Amendment. There were no public or written comments. Foster closed the public hearing.

RESOLUTION NO. 2022-66

Resolution approving an Amendment to the Fiscal Year 2022 Budget, was introduced by Knudson, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

LOT 1, REDHAWK SUBDIVISION, PART THREE

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

LOT B, HERITAGE ESTATES

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

WATER AND SOLID WASTE RATES

Foster noted more detailed information about the rate increases and their timing can be found on the City website in the Agenda Packet for tonight's meeting. Roetlin reported these user rate increases were discussed during the Fiscal Year 2023 Budget process and will begin July 1, 2022. The Water Rate increases are for some planned Water system improvement and capacity projects. The Solid Waste increases are for increased operating costs and to compensate for the lower value of recycled materials. After the ordinance was read, Foster noted they made sure the increases were gradual and happened over a period of time.

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

UNION CONTRACT

Human Resource/Risk Manager Mike Funke reported they came to an agreement with the Coralville Police Officer's Association for one year term. They will implement a new wage scale plan to increase the starting wage to help recruit officers and extend out the top wage so senior officers stuck at the top of the wage scale will have room to move up another four years to help retain officers. They also increased the ENT incentive pay, hourly shift differentials and added premium pay for the hours needed to train new officers because so many have been added recently. After the resolution was read, Councilperson Mike Knudson asked about the impact on the budget. Funke responded the budget was approved for a 3 to 3.25% increase and some of the increase in wages will be absorbed by vacancies and shifting the higher pay for senior officers who retire or leave the force for the lower wages of entry level officers. Foster asked if this agreement is usually three to five years and Funke responded the length of time depends on what they can negotiate. The Transit and Public Workers contracts were negotiated at three years. They try to keep all three contracts the same length so they can be negotiated at the same time. They were only able to agree to a one-year agreement with the Police and will start negotiations for next year's union contract in a few months.

RESOLUTION NO. 2022-67

Resolution approving an Agreement with Public Professional & Maintenance Employees (PPME) Union, representing Police Officers effective July 1, 2022 through June 30, 2023, introduced by Knudson, seconded by Gross.

28E AGREEMENT

After the resolution was read, Knudson asked how this affects the budget. City Administrator Kelly Hayworth responded this is included in the budget. Foster noted this position educates residents on available transportation which can be a barrier to people trying to access employment and other services. Huynh asked they go back to the drawing board every year on how much the City will contribute. Hayworth responded the City's contribution is based on the same formula every year and it less than Iowa City's and Johnson County's share.

RESOLUTION NO. 2022-68

Resolution approving a 28E Agreement with Johnson County regarding a Mobility Coordinator position, was introduced by Gross, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

CLEAR CREEK TRAIL CONNECTION PROJECT

Hayworth reminded everyone this is the trail connection between the Tom Harkin Trailhead and Highway 6 and the Council has been working on this for many years. Knudson thought the project was supposed to begin this summer. Hayworth explained it has been delayed by the Iowa Department of Transportation but they hope to finish the first half by this fall and the rest in the spring. Hayworth explained this not only provides access to the Clear Creek Trail but it provides bike and pedestrian access to the Post Office which is difficult to reach for several residents without transportation. Huynh asked if this will affect traffic. Hayworth responded yes there will be times traffic will need to use a detour.

RESOLUTION NO. 2022-69

Resolution authorizing the acquisition of certain real property interests for the Clear Creek Trail Connection Project, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

CORALVILLE HYATT REGENCY HOTEL & CONFERENCE CENTER

After the resolution was read, Hayworth reported both of these contracts are part of the budget for the overall renovation of the hotel which includes the rooms, public space/lobby and restaurant. It was noted the first resolution is for the guest room and lobby space upgrades and is not to exceed \$92,865.00.

RESOLUTION NO. 2022-70

Resolution approving an Architectural Services Agreement with Kollin Altomare Architects for certain improvements to the Coralville Hyatt Regency Hotel & Conference Center, introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

It was noted this is for the retail and beverage concept and branding and is not to exceed \$47,500.00.

RESOLUTION NO. 2022-70

Resolution approving a Consulting Agreement with Cb5 Hospitality Consulting Group, LLC for certain improvements to the Coralville Hyatt Regency Hotel & Conference Center, was introduced by Knudson, seconded by Huynh.

FIRST OPTION AMENDMENT TO IOWA RIVER LANDING RETAIL LEASE AGREEMENT

RESOLUTION NO. 2022-72

Resolution approving First Option to Lease Agreement with Adeva Salon & Spa, Inc., for 901 E. 2nd Avenue, Suite 125, was introduced by Gross, seconded by Goodrich. A roll call was taken. Resolution declared adopted.

IOWA RIVER LANDING RETAIL LEASE TERMINATION AGREEMENT

Hayworth explained there are two different things happening with this agreement. Patel Holdings, LLC owns Hawkeye Hotels and two restaurants in the Iowa River Landing. When Patel Holdings, LLC decided to build their headquarters in Coralville they received incremental tax rebates to help pay for it but they never asked for the funds. The City will pay the rebates to Patel Holdings, LLC minus what they owe the City for terminating their lease for La Vecina. This resolves both of these issues and the City's consultant is already working of filling the space. After the resolution was read, Knudson asked about a statute of limitations for the TIF rebate agreement. City Attorney Kevin Olson responded there is not time limit, but Patel Holdings, LLC was required to request the funds and never did. The funds were to be paid out of their taxes over a ten-year period, which has not expired. Olson added we would still owe them more money but now we will not have to pay for the remaining time.

RESOLUTION NO. 2022-73

Resolution approving a Lease Termination Agreement with IRL Hospitality, L.L.C. (d/b/a La Vecina) and Patel Holdings, LLC, was introduced by Huynh, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING RETAIL LEASE

It was noted the public hearing will be June 14, 2022.

RESOLUTION NO. 2022-74

Resolution of intent to dispose of an interest in real property and soliciting alternate proposals for the leasing of 920 E. 2nd Avenue, Suite 160, introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the April 26, 2022 Coralville City Council Regular Meeting.
- b) Approve **new 5-Day** Class B Beer Permit for **The Chrome Horse Slophouse & Saloon:** Eff. 06/02. (For Bike Nights at McGrath Hawkeye Harley Davidson)
- c) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Tavern Blue:** Eff. 05/19.
- d) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Holiday Inn Express:** Eff. 06/01.
- e) Approve Special Class C Liquor License (Beer/Wine) with living quarters privilege and Sunday Sales for **Country Inn & Suites:** Eff. 06/01.
- f) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Brush & Barrel:** Eff. 6/01.
- g) Approve payment to **Fisher Bros. LLC** to complete interior restoration of SpaceBowl slide, start tub and the 1st section of slide 35% deposit (#1955-473): \$16,625.00.
- h) Approve payment to **Electric Pump** for repairing and installing FLYGT3201 at the WWTP digester tank and work on pump at 3rd Avenue Lift Station (#0895980-IN): \$18,816.53.
- i) Approve payment to **Hodge Construction** or IRL Staybridge Green Roof (#327): \$53,946.50.
- j) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group, LLC to **Pappageorge Haymes Partners** for IRL Master Planning LOD's & Cad Services March 2022 (#135811): \$6,762.52.

- k) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group, LLC to **Urbn US Retail, LLC** for tenant improvement allowance (#1452): \$894,900.00.
- l) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Central Trunk Sewer – Upper Reach Design (#2) \$1,116.00
 - ii) Water Well #15 Improvements (#4) \$1,706.00
 - iii) Water Plant Filter Media Replacement (#4) \$2,381.00
 - iv) WWTP Biosolids Transfer Pump Replacement (#8) \$1,856.00
- m) Approve payment to **HR Green, Inc.** for Floodwall Study (#152261): \$2,004.50.
- n) Approve payment to **Shive-Hattery, Inc.** for 5th Street Improvements (#121270-5): \$14,500.00.
- o) Approve payment to **Rally Appraisal LLC** for Appraisal if 3 properties for the Clear Creek Trail Connection (#C22C2EB26): \$6,500.00.
- p) Approve payment to **Shoemaker & Haaland** for the Clear Creek Trail Connection (#021290.00-6): \$2,745.00.
- q) Approve Change Order to **Henderson Products, Inc.** of one new 11' Munibody and Snow Plow Package to cover increased material costs as allowed per the specifications and RFP: +\$18,295.52. (Original bid was accepted on 2/9/2021 for \$114,347.00 and the total cost after the change order will be \$132,642.52.)
- r) Approve Bill List for May 10, 2022.

Seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

City Administrator Kelly Hayworth noted they had a very successful Recycling Swap Meet last weekend and this was its 17th year. Hayworth thanked Housing Inspector Dawn Baker and staff for helping organize the meet. The Salvation Army picked up the left-over items. Hayworth reported over 110 girl basketball teams attended the All Iowa Attack Tournament, which took place in the Coralville Hyatt Regency Exhibit Hall, Xtream Arena and GreenState Family Fieldhouse. This shows what a success providing these facilities can be. Hayworth added the teams who played in the Hyatt preferred it over the other venues because it was set up better. Knudson asked how many courts there were. Four were in the exhibit hall, five in the fieldhouse and the main court was in the arena. The younger girls played in the exhibit hall and the older girls played in the fieldhouse. Hayworth noted the Convention and Visitors Bureau (CVB) purchased two of the courts used in the exhibit hall and Iowa Attack brought the other two. This is an initial investment by the CVB is really paying dividends.

Mayor Meghann Foster extended her condolences to the family of Kaitlin Bergan for their loss. Bergan was the fiancé of Jason Lang who passed away recently and both were former Coralville Volunteer Firefighters. Foster sent her thoughts and love to both families and the Fire Department who have suffered a lot of loss this year. Foster wore a mask tonight because COVID-19 numbers are creeping up in the community. Foster will be wearing her mask more often now that Johnson County is at a medium transmission rate. Foster encouraged everyone to be a little more vigilant, wear their masks when they are out, get tested if you have symptoms, and get vaccinated and boosted if you haven't already. Foster hopes doing these things now will allow for a really fun summer. Foster asked Hayworth about Memorial Day. Hayworth reported the American Legion will have a Memorial Day Service at Oakhill Cemetery at 11:00 AM. City Offices will be closed Memorial Day. Foster noted May is Mental Health Awareness Month and NAMI had their annual run after cancelling it the last two years due to the pandemic. Foster stated NAMI does a great job educating people and working to end the stigma of mental illness. Foster shared her struggles with anxiety and depression, even though you wouldn't know it because she is a very upbeat, extroverted happily bubbly person in public. This shows anybody can struggle with mental health and it is important to share to help end the stigma and to talk about mental health and look to find solutions in our community. Foster noted it is Asian American Pacific Islanders Month and thanked the Iowa City Area Chinese Association for hosting a beautiful evening of performances at the Coralville Center for the Performing Arts last weekend. Foster congratulated the organizers and performers for putting on a great show.

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

Councilperson Mike Knudson thanked everyone who helped with the Recycling Swap Meet which allowed him to clear out his storage room. Knudson advocated to have a "Ride to City Council Meeting Month" next year, which is why he rode his bike tonight.

Councilperson Mitch Gross addressed some Work Session items because he has to leave for a High School Band Concert in a few minutes. Gross is fine with either appointing someone to fill the Council vacancy or have a special election. Gross feels if they appoint someone that person should participate in the next election because they would have an unfair advantage as an incumbent. This is what the School District does and it makes sense. Gross has received a lot of positive feedback on Council comments made about using ARPA funds to help Northwest Junior High School with some of the issues it has had. There is a lot of School District and community support and he will be meeting with people this week to see what that help could look like. Gross will report back on what he finds out.

County Auditor Travis Weipert let the Council know he is here to answer any of their questions about filling the Council vacancy at the Work Session.

Councilperson Hai Huynh reported the City is providing a special container to collect garlic mustard near the community gardens starting May 10th. Huynh encouraged people with useful items left over after the city-wide garage sales and recycling swap meet to donate them to Houses into Homes before setting them out on the curb for Mayor's Cleanup this week. More information is available at their website, www.housesintohomes.org. The Johnson County Direct Assistance Program is accepting applications for \$1,400.00 in assistance and Huynh encouraged residents who didn't receive federal stimulus checks to apply. On Friday, May 13th there will be a clinic at the Johnson County Human Health Service Building to help fill out the applications. Residents can also get help from the Coralville Public Library, Coralville Community Food Pantry, North Liberty Food Pantry, North Liberty Library, Iowa City Library, Iowa City Compassion and the Center for Workers Justice. Huynh noted, because it is Asian American Pacific Islanders (AAPI) Month and Mental Health Awareness Month, how discussing mental health issues in the AAPI community is taboo even though they affect the AAPI community more than others. Huynh asked everyone to pay attention to friends, neighbors and family members and let them know it is okay to talk about mental health issues and acknowledge people's suffering and help to normalize it so it is no longer taboo. This will help save people's lives. Huynh asked people with positive home COVID tests to report it to the Johnson County Public Health Department to help get more accurate infection rate numbers.

Councilperson Laurie Goodrich congratulated those who are graduating this weekend. Goodrich reported Legally Blond the musical has one more weekend of performances at the Coralville Center for the Performing Arts and encouraged everyone to see it.

Motion by Huynh, seconded by Knudson to adjourn at 7:20 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk