

**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, May 12, 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, Dodds, Goodrich. Absent: Gill.

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; Director of Parks & Recreation Sherri Proud, Asst. Library Director Ellen Hampe Alexander.

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

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

Mayor John A. Lundell read a proclamation recognizing the service, dedication and sacrifice of the soldiers of the Iowa National Guard and Bravo Company as they are to be mobilized to Fort Bliss, Texas for pre-mobilization training before deployment to the Middle East on May 30, 2020. Lundell noted there is usually a send off ceremony but due to the pandemic that was not possible so they are doing this proclamation electronically and will send a hard copy of the proclamation to Captain Daniel X. Haws. Haws accepted the proclamation on behalf of the Iowa National Guard and Bravo Company. Haws was honored to be recognized in such high esteem by members of his community and this proclamation will mean a lot to the Barbarians of Bravo Company 1st, 133rd Infantry Battalion as they prepare for deployment to the Middle East. Knowing the community supports them is one of the most reassuring feelings they can have. Haws thanked everyone for their time and commitment to their local National Guard Unit.

There were no written or citizen comments.

LOT 2, JACOBS CLEAR CREEK FIFTH SUBDIVISION

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

Motion to collapse the second and third reading of Ordinance No. 2020-1004 introduced by Goodrich, seconded by Foster. A roll call vote was taken. Motion carried.

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, introduced by Gross, 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. 2020-77

Resolution approving the PUD-B Site Plan for Lot 2, Jacobs Clear Creek Fifth Subdivision, Coralville, Iowa, was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

LOT 6, CORAL RIDGE COMMERCE PARK PHASE SIX

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

FORGIVABLE LOAN AGREEMENT

After the resolution was read, Hayworth noted Goodwill has worked on this project with the USDA for some time and this will reoccupy a long vacant industrial building in Coralville. Goodwill's last piece of equipment was delivered last week and they expect to be up and running shortly repackaging soy oil. Unfortunately, they are not be able to provide job training for disabled individuals as intended right away due to difficulties hiring them during the pandemic. They will use employees from their store to begin with. They hope to hire disabled individuals near the end of the summer when things will hopefully be safer and then send their employees back to the store. Eventually they will expand into other food product packaging. This \$500,000.00 forgivable loan requires the company create 26 jobs within three years and keep those jobs in place for 10 years after the effective date of the agreement.

RESOLUTION NO. 2020-78

Resolution approving a Forgivable Loan Agreement with Goodwill Industries of the Heartland, Inc., was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

2020 BUILD GRANT APPLICATION

After the resolution was read, Asst. City Administrator Ellen Habel noted this is the City's third application. This \$41,000,000.00 project is in the IDOT 5-year plan with construction beginning in 2024. This is a 50/50 grant with the City asking for \$20,525,359.00 and the IDOT committed to spending \$20,500,000.00 for the local match. Habel and staff are very hopeful this could receive funding this time.

RESOLUTION NO. 2020-79

Resolution of support and authorizing the submission of a 2020 BUILD Grant Application to the U. S. Department of Transportation for the Reconstruction of the I-80 and 1st Avenue Interchange (Exit 242), was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

CLEAR CREEK TRAIL PHASES 6 & 7

After the resolution was read, City Engineer Dan Holderness reported the IDOT will construct the rest of the Clear Creek Trail Phases 6 & 7 under the I-80 and I-380 Bridges and we will split the costs 50/50 so we do not end up paying more. The project will also fit better with the IDOT timeline.

RESOLUTION NO. 2020-80

Resolution approving Preconstruction Agreement No. 2020-6-120 for Primary Road Project with the Iowa Department of Transportation for unfinished portions of Clear Creek Trail under the I-80 and I-380 Bridges, was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

4TH AVENUE SANITARY SEWER PROJECT

Holderness reported bids were received May 5th and the low bid is from Maxwell Construction for a \$141,030.00 base bid and Alternate #2. Staff recommended accepting the low bid which is under the engineer's estimate.

RESOLUTION NO. 2020-81

Resolution accepting bids and awarding the Construction Contract for the 4th Avenue Sanitary Sewer Project, was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-82

Resolution approving the Contract and bond documents for the 4th Avenue Sanitary Sewer Project, was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

GREENSTATE FAMILY FIELDHOUSE AGREEMENT

After the resolution was read, Director of Parks & Recreation Sherri Proud reported this agreement between the Greenstate Family Fieldhouse and the Coralville Parks & Recreation Department will provide some community programming at the facility which will allow them to try out some new programming and expand some existing programming. This will open up some other facilities like the gymnasiums at the Recreation Center and partnership schools. This is for Tuesday and Wednesday programming and doesn't include weekends or tournaments are being looked into. Councilperson Meghann Foster asked what happens if the City isn't able to have programming this late summer or fall. Proud responded there is a clause for canceling programming if needed. Foster asked about program flexibility. Proud responded the programs they have listed are ideas of what they could have there but they are constantly brainstorming what else might do really well at the fieldhouse so they do have flexibility. Lundell added there are other community organizations entering into agreements like the Pickleball Association which will have pickleball in the mornings at the facility.

RESOLUTION NO. 2020-83

Resolution approving an Agreement between the City of Coralville and Global Spectrum, L.P. to provide space for programming at the Greenstate Family Fieldhouse for the Coralville Parks & Recreation Department, was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER TRAIL PROJECT – ROCKY SHORE DRIVE TO CLEAR CREEK

After the resolution, Holderness reported this replaces the trail on the southside of the Iowa River that was lost during the 2008 floods and will connect Rocky Shore Drive to the section of Clear Creek Trail built as part of the flood mitigation projects. This is scheduled for an August bid letting by the Iowa Department of Transportation. This agreement is for \$614,080.00

RESOLUTION NO. 2020-84

Resolution approving a Federal Aid Agreement for an Iowa Department of Transportation Alternatives Program (Iowa 's TAPS) Project that being the Iowa River Trail Project – Rocky Shore Drive to Clear Creek, was introduced by Foster, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

After the resolution was read, Asst. Library Director Ellen Hampe Alexander reported 40 WiFi hot spots have been purchased and they hope to have them ready for check out by those that need them in the next week or so. They have gone to the Coralville Community Food Pantry to get the word out and they hope to do the same with the schools. The Kirkwood Elementary Family Resource Center has already reached out to one family they have in mind. Councilperson Mitch Gross stated he will reach out to her for Northwest Junior High School. This grant is for \$8,280.00.

RESOLUTION NO. 2020-85

Resolution approving a Community Development Block Grant (CDBG) Contract No. 20-OT-031 with the Iowa Economic Development Authority was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

LEASE AND LICENSE AGREEMENT AMENDMENTS

Hayworth and Lundell explained this will defer April and May rents and allow the tenants to pay back the deferred rent by averaging the amount owed over the rest of the year's rent payments.

RESOLUTION NO. 2020-86

Resolution approving Amendments to various License Agreements and Lease Agreements in the Iowa River Landing District, was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the April 28, 2020 Coralville City Council Regular Meeting.
- b) Approve Special Class C Liquor License (Beer/Wine) for **Holiday Inn Express**: Eff. 06/01.
- c) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales and Outdoor Service privilege for **High Ground Café**: Eff. 06/01.
- d) Approve Special Class C Liquor License (Beer/Wine) with living quarters privilege and Sunday Sales for **Country Inn & Suites**: Eff. 06/01.
- e) Approve payment to **HR Green, Inc.** for:
 - i) I-80/1st Avenue Interchange Final Design Phase 1 (#134123) \$79,865.55
 - ii) 4th Avenue Sewer Rehabilitation (#134472) \$214.50
 - iii) I-80/1st Ave. Interchange Improvements BUILD Grant (#134122) \$4,673.00
 - iv) Interior Drainage Modeling – Pump Station 7 (#134435) \$13,261.50
- f) Approve payment to **Terracon Consultants, Inc.** for:
 - i) 820 & 824 Hughes Street Phase I Site Assessment (#TD52216) \$3,250.00
 - ii) Brownfield Assessment Grant (#TD51516) \$3,390.00
 - iii) Wastewater Treatment Plant Improvements (#TD52334) \$527.00
- g) Approve payment to **Cedar Rapids & Iowa City Railroad (CRANDIC)** for lease of land at 10th Street (#18586): \$25,000.00.
- h) Approve payment to **The Northway Corporation** for Water Well #8 Repairs (#15914): \$12,139.65.
- i) Approve payment to **Hodge Construction Company** for 50% of the costs for an access road around the City's pole barn and onto UIHC land (#326): \$15,215.50.

- j) Approve payment to **Streb Construction Co., Inc.** for 2020 Oakdale Boulevard Patch (#201900952): \$30,064.00.
- k) Approve payment to **McComas-Lacina Construction** for Coralville Library Renovation (#33011-01): \$25,184.09.
- l) Approve payment to **Heiman Fire Equipment** for fire equipment (#0887611-IN): \$22,002.50.
- m) Approve payment to **Action Sewer & Septic Service, Inc.** for locating E. 9th Street Sanitary Sewer connections for Arena grease interceptor lines (#100908): \$750.20.
- n) Approve Change Order #1: +\$8,188.11; and Pay Estimate #1: \$168,571.07; to **Portzen Construction, Inc.** for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue.
- o) Approve Pay Estimate #5 to **All American Concrete, Inc.** for the Iowa River Landing Improvements Project 2019 – East 9th Street: \$194,653.71.
- p) Approve Pay Estimate #22 to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements – Phase 2: \$74,278.30.
- q) Approve Pay Application #22 to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements 2017: \$512,956.04.
- r) Approve Change Order #7 to **Iowa Bridge & Culvert, L.C.** for Clear Creek Trail Phases 6 & 7: +\$6,715.00.
- s) Approve proposal from **Parking, Inc. from Des Moines** for mobile parking equipment, counters, software license, etc. for IRL parking integration: Not to exceed \$166,430.00.
- t) Approve Bill List for May 12, 2020.

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

Councilperson Tom Gill signed in at 7:09 PM. Votes are now 5 Ayes for Motions, Resolutions and Ordinances unless otherwise noted.

City Administrator Kelly Hayworth thanked all the citizens of Coralville for their patience as we go through this pandemic and he encouraged them to call City Hall if they have questions about anything and staff will try to get them the answers or services. Hayworth reported they moved Mayor's Cleanup Week from this week to the week of June 1st. Hayworth noted Asst. City Administrator Ellen Habel came up with the idea to have the City have an extra pickup of one trash container on Friday for everyone who has Monday through Wednesday garbage pickups and on Monday for everyone who has garbage pickup on Thursdays. This is a way to get rid of some small items people gathered in anticipation of Mayor's Cleanup Week or as a result of pandemic cleaning. Larger items will be picked up the week of June 1st. Hayworth noted Goodwill has opened this week and are providing touch free drop off of usable items and the Iowa City Landfill will be open to Johnson County residents if you have items the City will not pick up during Mayor's Cleanup Week. Hayworth invited everyone to attend the Memorial Day Service sponsored by the Coralville American Legion at the Oak Hill Cemetery on Memorial Day at 11:15 AM. They are encouraging social distancing.

Mayor John A. Lundell clarified the extra pickup on Friday and Monday is just for items that fit in your garbage container and it is not the day to leave things on the ground curbside. Lundell recognized the loss of Karen Mutchler who worked in the Police Department for 42 years and was a friend to everyone, a mother to many new officers in the department and a very special person. Last Friday there was a procession that included the Council, several City staff and others across the area that went past her house in Swisher. This meant a lot to her husband and family. Lundell read the proclamation from that day declaring May 8th "Karen Mutchler Day." Lundell informed the Council he will be writing letters of support for two businesses applying to the State to open Medical Cannabis Dispensaries in Coralville. Lundell thanked all City employees for doing a great job providing services during these difficult times.

City Attorney Don Diehl has nothing to report. City Attorney Kevin Olson offered his condolences to the family of Karen Mutchler and stated he will miss her for her quick wit and always making him smile.

Councilperson Tom Gill noted he was joining the meeting from Ashland, Ohio and had nothing to report.

Councilperson Laurie Goodrich reported the Coralville Center for the Performing Arts (CCPA) has been busy painting, cleaning and updating anything and everything they can. Goodrich invited everyone to a virtual cabaret to be held on May 23rd by Old Creamery Theater and Theater Cedar Rapids. More information can be found on the CCPA website. Goodrich asked Director of Parks & Recreation Sherri Proud about the tree plantings taking place May 14th and 20th. Proud reported they are doing a social distancing tree planting by having people sign up for 30-minute tree planting time slots on May 14th from 12:30 PM to 3:00 PM at the wetland park on the river side of the berm behind the Marriott in the Iowa River Landing and May 20th from 9:00 AM to Noon at the Hawkeye Ready Mix Site Phase One. You can sign up through a link on the Parks & Recreation page of the Coralville website. The rain date for Thursday will be the following Thursday.

Lundell noted he received an email complimenting the Parks Department on how well they are maintaining the City's parks and trails.

Councilperson Mitch Gross asked how the City is communicating with residents about the additional pick ups and moving the date for Mayor's Cleanup Week. Hayworth responded they have sent out information through "The Beat", the City website and a Press Release for local media. Habel added it is on social media too. Gross noted the Parks and Recreation Department has been a valuable partner with what the schools have been doing and last week they put together activity packets to be handed out with school lunches for the kids. Gross noted he was very moved by the procession for Karen Mutchler.

Councilperson Jill Dodds explained about the neat things included in the activity packets handed out by the Recreation Department and noted they will be handing them out at the May 18th Farmer's Market from 5:00 PM to 7:00 PM. Dodd noted they will have produce and baked goods only at the Farmer's Market and there will be walk up service and a drive through with the entrance on the east side of the Aquatic Center Parking Lot. Dodds added more information is on the Farmer's Market page of the Coralville website. Dodd encouraged everyone to attend the "Music for Meals" fundraiser for the Coralville Community Food Pantry which will be virtual. \$25 individual and \$250 table tickets are available through Eventbrite.

Councilperson Meghann Foster offered her condolences to Karen Mutchler's family and those who worked with her. Foster stated the procession was moving, Karen's level of service is very inspiring and she will be missed. Foster noted the virtual "Music for Meals" will be Thursday from 7:00 PM to 8:00 PM and it will be live streamed through Facebook. Purchasing tickets will get you into the live stream and virtual silent auction. There will be music by the Dandelion Stompers and The Soft and Low. Foster reported the Coralville Community Food Pantry served between 200-300 families in the Month of April and had 40-50 deliveries per week. They sent out 250 school weekend bags at Northwest Junior High School and West High School. Right now, the Food Pantry doesn't plan to open their building to the public but will maintain drive through pickups and delivery service for now. Foster encouraged everyone to wear a mask when they go out in public to help slow the spread of COVID-19 and the CDC website has directions to sew masks or create no sew masks. You can order some fun masks online for kids.

Motion to adjourn at 7:24 PM by Gross, seconded by Foster. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk