

**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 23, 2023 with Mayor Meghan 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: Huynh, Jones, Goodrich. Absent: Knudson, Gross.

The following Staff were present: City Attorney Don Diehl; City Attorney Kevin Olson; Deputy City Administrator Ellen Habel; Community Development Director Dave Johnson; City Engineer Scott Larson; Police Lieutenant Deb Summers; Director of Parking & Transportation Vicky Robrock; Streets & Solid Waste Superintendent Eric Fisher; Production Assistant Annabel Hendrickson; Production Assistant Grant Bullert; Communications Specialist Jon Hines; and City Clerk Thorsten J. Johnson.

Motion by Goodrich, seconded by Jones to approve the agenda. Ayes: 3. Absent: 2. Motion carried.

Votes are 3 Ayes and 2 Absent for Motions, Resolutions, and Ordinances unless otherwise noted.

Mayor Meghann Foster awarded a Certificate of Appreciation to Hills Bank for their significant contributions to the Community. Dwight Seegmiller stated Hills Bank is honored to receive this award. Seegmiller noted when Hills Bank purchased uniBank in 1984 and John Hughes was President of Hills Bank, they met with Mayor Michael Kattchee who said, "Since you are no longer just in Hills you should consider possibly changing the name of Hills Bank." Seegmiller added after Kattchee told them that, they spent a few hours discussing what to change the name of the bank to but Kattchee never followed up and they kept the name. Seegmiller added when they purchased uniBank in 1984 their real treasure was Councilperson Keith Jones who had been at that location since 1971 and has been a wonderful advocate not just for Coralville but Hills Bank as well. Seegmiller asked the following Hills Bank staff to stand: Kenzie Hein, Brad Langguth, Tim Finer, Lisa Shileny, Tyler Bartlett, Molly Miller, Dean Stockman, and Tony Roetlin. Foster thanked Seegmiller for his comments stating, Hills Bank is really a pillar in Coralville and beyond and thanked them for their dedication to the community. Foster, Councilperson Keith Jones, Seegmiller and the rest of the Hills Bank staff then had their picture taken accepting the Certificate of Appreciation.

Foster proclaimed June 2, 2023 as "National Gun Violence Awareness Day." Foster noted that the representative for Mothers Against Gun Violence couldn't make it to the meeting to accept the proclamation but she appreciates their work and tireless advocacy efforts. Foster noted that gun violence is an epidemic and it will take all of us to help keep our community safe. Foster encouraged everyone to wear orange on Friday, June 2nd.

Coralville Resident Willy Hawbaker spoke to the Council during community comments about new recycling center hours needing to be adjusted for anyone working 1st Shift so they can drop off their recycling. Hawbaker added the new facility is very nice and clean. Hawbaker offered to help repair the roofs of the barns at the adult softball diamonds that appear to have been damaged by the recent windstorms. Hawbaker asked if the Council to change the speed limit on Highway 6 between Coralville and Tiffin to 40 or 45 mph because of all the development and heavier traffic that will make the road more dangerous at the current speed limit, especially at the Western Hills access. Hawbaker asked where he could drop off larger loads of garbage he wants to pick up along the bike trails. Deputy City Administrator Ellen Habel made sure Hawbaker wrote down his contact information so the appropriate City staff could get back to him about the issues he brought up.

**FISCAL YEAR 2024 IOWA DOT CONSOLIDATED TRANSIT FUNDING GRANT APPLICATION ~
PUBLIC HEARING**

Foster declared this the time for a public hearing on the City of Coralville Fiscal Year 2024 Iowa Department of Transportation Consolidated Transit Funding Application. Parking & Transportation Director Vicky Robrock clarified the City's application has to include any program, project or equipment that they want federal grant funding for otherwise they will not be eligible for any funding that becomes available. It is unlikely everything on the list will be funded. They will not know what funding or actual items are available until the fall of 2023. There were no public or written comments. Foster closed the public hearing.

RESOLUTION NO. 2023-81

Resolution authorizing the filing of an Application with the Iowa Department of Transportation for Fiscal Year 2024 Iowa DOT State Transit Assistance and Federal Transit Administration Funding, was introduced by Goodrich, 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 the disposal of an interest in real property and the solicitation of alternate proposals for the leasing of 211 E. 9th Street, Suites 100 through 125, Coralville, Iowa. There were no public or written comments. Foster closed the public hearing.

RESOLUTION NO. 2023-82

Resolution approving the disposition of property and approving a Lease Agreement with Iowa Golf Sim, LLC (d/b/a X-Golf), was introduced by Huynh, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

FISCAL YEAR 2023 BUDGET AMENDMENT ~ PUBLIC HEARING

Foster declared this the time for a public hearing on the Fiscal year 2023 Budget Amendment. There were no public or written comments. Foster closed the public hearing.

RESOLUTION NO. 2023-83

Resolution approving an Amendment to the Fiscal Year 2023 Budget, was introduced by Jones, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

LOAN AGREEMENTS ~ PUBLIC HEARING

Foster declared this the time for a public hearing on entering into one or more Loan Agreements in an aggregate principal amount of not to exceed \$11,000,000.00 for the purpose of acquiring the GreenState Family Fieldhouse portion of the Xstream Arena. There were no public or written comments. Foster closed the public hearing.

RESOLUTION NO. 2023-84

Resolution authorizing and approving Loan Agreements, confirming the sale, providing for the issuance of General Obligation Bonds, Series 2023B, and providing for the levy of taxes to pay for the same, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2023-85 was read, Councilperson Keith Jones asked if Series 2023A is just for refinancing. City Attorney Kevin Olson responded the first resolution for 2023B is to purchase the fieldhouse portion of the Xstream Arena and Series 2023A will refinance mostly the Xstream Arena debt at

much lower interest rates. Foster clarified the City will ultimately save money by purchasing the fieldhouse. Olson added the fieldhouse is a tax-exempt bond so the City will get an even better rate on it.

RESOLUTION NO. 2023-85

Resolution authorizing and approving Loan Agreement, confirming the sale, providing for the issuance of Taxable General Obligation Bonds, Series 2023A, and providing for the levy of taxes to pay for the same was introduced by Jones, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

LOT 1 AND LOT 2, RIDGEVIEW ADDITION~ PUBLIC HEARING

Community Development Director Dave Johnson reported the City amended the land use of this area from Corporate Campus Land Use to Medium Density Residential Land Use in 2021. Lots 1 and 2 are planned medium density residential developments separated by Crossing Ridge Drive which will serve the Clear Creek Amana Community School District's new elementary school. All the parameter streets for Lots 1 and 2 will be public streets and the interior streets will be privately owned and maintained. The buildings will be horizontally stacked duplexes and townhomes. There will be 117 units on these two lots of 12.36 acres, with an average density of 9.5 dwelling units per acre which meets the medium residential density standard. Lot 1 is on the east side of Crossing Ridge Drive and is 6.75-acres with 61 units. Lot 2 is on the west side of Crossing Ridge Drive and is 5.61-acres with 56 units. There are three different building types. Staff has reviewed the application and found the development building styles consistent with the Coralville Community Development Plan and Land Use Map designation of medium density residential use. The buildings and site design are consistent with the West Land Use Area Master Plan. The Preliminary and Final Plats conform with the requirements of preparation and filing. The Planning & Zoning Commission voted 4-0 to recommend the Council approve the Preliminary Plant, and Rezoning from C-2 and R-3 to R-PUD 2 for Ridgeview Addition, and the Lot 1, Ridgeview Addition PUD-B Site Plan and Lot 2, Ridgeview Addition PUD-B Site Plan.

RESOLUTION NO. 2023-86

Resolution approving the Preliminary Plat for Ridgeview Addition, Coralville, Iowa, was introduced by Huynh, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

Foster declared this the time for a public hearing on rezoning of the portions of Ridgeview Addition known as Lot 1, Ridgeview Addition from C-2 to R-PUD 2 and Lot 2, Ridgeview Addition from R-3 to R-PUD 2 and the Lot 1, Ridgeview Addition PUD-B Site Plan and Lot 2, Ridgeview Addition PUD-B Site Plan. There were no public or written comments. Foster closed the public hearing.

ORDINANCE NO. 2023-1006 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 Ridgeview Addition from C-2, Arterial Commercial District, and from R-3, Mixed Housing Residential District, to R-PUD 2, Residential Planned Unit Development Two District, was introduced by Jones, seconded by Goodrich for 1st consideration. A roll call vote was taken. Motion carried.

The motion to collapse the second and third readings of Ordinance No. 2023-1006 could not be acted upon due to a lack of the fourth Councilperson to approve the motion. A motion to collapse the third reading of the ordinance will be made at the next Council Meeting.

LOT 3, REDHAWK SUBDIVISION – PART TWO ~ PUBLIC HEARING

Johnson reported is for a 2,337 square foot stand-alone drive-thru restaurant, on a 1.88-acre site. The building is primarily brick with metal panels and efface. There are 30 parking spaces which exceeds the minimum requirements. There will be a bike rack and outdoor patio on the east side. This is consistent with the Corridor Land Use designation in the 2014 Coralville Community Plan. This is located in the West Land Use Overlay District and the building and site design are consistent with that plan. The PUD-B Site

Plan complies with the development standards in the City Code. The Planning & Zoning Commission voted 4-0 to recommend the Council approve the rezoning from C-PUD 1 to C-PUD 2 for Lot 3, Redhawk Subdivision and 3260 Redhawk Street PUD-B Site Plan.

Foster declared this the time for a public hearing on rezoning of Lot 3, Redhawk Subdivision – Part Two from C-PUD 1 to C-PUD 2 and the 3260 Redhawk Street PUD-B Site Plan. There were no public or written comments. Foster closed the public hearing.

ORDINANCE NO. 2023-1007 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 3, Redhawk Subdivision – Part Two, from C-PUD 1, Commercial Planned Development One District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Goodrich, seconded by Huynh for 1st consideration. A roll call vote was taken. Motion carried.

GATHER IOWA FIRST ADDITION ~ PUBLIC HEARING

Johnson reported this is zoned C-PUD 1 and the mixed-use development master plan was approved by the Council on July 26, 2022. The layout of the proposed project's scope, use, layout and density are consistent with the master development plan. Gather Iowa First Addition consists of five lots which will be developed concurrent with each other. Properties omitted from this plan are in the southeast corner and are identified for future development as the developer continues to work through land entitlement. The total parking required for the development are 838 stalls and the applicant is providing 922 with 73% provided in the parking structure. 2nd Avenue and 1st Street will be public streets and the remainder of the roads will be privately owned and maintained. Lot 1 is 4.37-acres with a 6-story, mixed-use building consisting of 11,462 sq. ft. of ground floor restaurant and retail space and 340 residential units above it. These will wrap around the north, south and west sides of the 622-stall parking structure. The east side of the building opens up into a courtyard with a water feature. Lot 2 is .068-acres with a 5,180 sq. ft. one-story building consisting of retail and restaurant space and an outdoor space on the south side of the building. Lot 3 is 1.22-acres with a 5,870 sq. ft. restaurant and retail building with adjacent green space. Lot 4 is 1.72-acres with two townhome buildings containing 10 units. Lot 5 is 2.02-acres with three townhome buildings consisting of 13 units. The buildings will be masonry, glass and fiber-cement products and meet the design standards for a PUD Mixed-Use Site development. This project area was a focus of study in the 2014 City of Coralville Community Plan and are part of the Southeast District subarea. This is viewed as a gateway between the University of Iowa and Coralville and is in need of reinvestment and redesign. There is currently an overabundance of curb cuts and deep building set backs which contribute to unsafe and inefficient site conditions. Businesses and buildings in the area have suffered multiple flood events leading to disinvestment over time and whole sale redevelopment is recommended. The plan describes a number of key concepts for redevelopment of the site including pedestrian and bicycle connectivity, improved access management network enhancements and ascetic improvements. The proposed development furthers these goals. Staff has reviewed the site plan and the design meets the requirements of the development ordinance and master site plan. The development is consistent with the goals set out in the Southeast Commercial District Subarea of the Community Plan and the final plat conforms with the requirements of preparation and filing. The Planning & Zoning Commission voted 4-0 to recommend the Council approve the PUD-B Site Plan for Gather Iowa Development and Final Plat for Gather Iowa First Addition.

Foster declared this the time for a public hearing on the PUD-B Site Plan for Gather Iowa Development. President Graeme Rael with Rael Development Corporation stated their goal with this project has always been to make it destination within a destination with an eclectic mix of buildings and uses, with food and beverage and residents of all types living there. Rael reviewed some of the renderings with the Council noting they spent the same amount of time designing the outdoor space as the indoor space. There is greenspace out front by the retail area as well as throughout the neighborhood. They believe this is a very special project and the location is highly visible so it will make a big impact on the area. Rael introduced Brian Till with Dwell Architects and Nick Hatz with Shive Hattery. Till continued showing renderings of the project noting how the outdoor spaces will have a lot of different festival uses and the ability to have game

day activities. Councilperson Hai Huynh asked Till to let the Council know which lots he is talking about as he goes through the renderings. Till pointed out that the main 5-story building known as Building 1,000 is in the middle with the plaza located north of it ties the main building to the single jewel box commercial building and L-shaped commercial building. The townhomes are on the right and south sides of the project. Foster thanked the developer and team for all of their work and addressing concerns the Council had in the beginning on displacing residents and business owners of the very affordable housing and commercial spaces. Foster understood future parts of this plan will specifically address those issues. Huynh asked if the plan addresses the additional traffic in an already busy area with 1st Avenue and 2nd Street. Hatz responded they are working on signalization improvements at both public intersections of the relocated 2nd Avenue and 1st Street which will include additional signals and crosswalks. This will improve pedestrian safety and traffic efficiency. Foster closed the public hearing.

RESOLUTION NO. 2023-87

Resolution approving the PUD-B Site Plan for Gather Iowa Development, Coralville, Iowa, was introduced by Huynh, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2023-88

Resolution approving the Final Plat for Gather Iowa First Addition, Coralville, Iowa, was introduced by Jones, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

FOREVERGREEN HEIGHTS PHASE 1, PART 2

Johnson reported staff has reviewed the Final Plat and it conforms to the requirements for preparation and filing. The Planning & Zoning Commission voted 4-0 to recommend the Council approve the Final Plat for Forevergreen Heights Phase 1, Part 2.

RESOLUTION NO. 2023-89

Resolution approving the Final Plat for Forevergreen Heights Phase 1, Part 2, Coralville, Iowa, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

FOREVERGREEN HEIGHTS PHASE 1, PART 3

Johnson reported staff has reviewed the Final Plat and it conforms to the requirements for preparation and filing. The Planning & Zoning Commission voted 4-0 to recommend the Council approve the Final Plat for Forevergreen Heights Phase 1, Part 3.

RESOLUTION NO. 2023-90

Resolution approving the PUD-B Site Plan for Forevergreen Heights Phase 1, Part 3, Coralville, Iowa, was introduced by Jones, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

LOT 1, CORALVILLE WEST, PART 2

ORDINANCE NO. 2023-1005 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, Coral West, Part 2, from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Goodrich, seconded by Huynh for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

RESOLUTION NO. 2023-91

Resolution approving the PUD-B Site Plan for Lot 1, Coralville West, Part 2, Coralville, Iowa, was introduced by Huynh, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

OPTION AGREEMENTS

RESOLUTION NO. 2023-92

Resolution approving an Option Agreement with IRL Parkview Investments, LLC, was introduced by Jones, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2023-93

Resolution approving an Option Agreement with IRL Roundabout Developers, LLC, was introduced by Goodrich, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

WORKFORCE HOUSING TAX CREDITS

RESOLUTION NO. 2023-94

After the resolution was read, Jones confirmed the project is on the southwest corner of 1st Avenue and Highway 6. Foster asked if we applied for the Gather Iowa project last year and are now having to reapply. Deputy City Administrator Ellen Habel explained the Gather Iowa developer did apply for Workforce Housing Tax Credits last year but did not receive them. Habel added the project was a lot less developed at that time so they are hopeful this time but these credits have become a lot more competitive and the applications are due June 9th. This project is the largest of the three and these credits would make a nice impact on it. Foster asked if the Workforce Tax Credits cap how much the units sell for. Habel responded it caps how much you can invest on a unit's construction which is \$225,000.00 this year. Foster asked why these are called Workforce Tax Credits. Habel explained there are a lot of levels and needs for affordable housing. There is a mix of different neighborhoods and the Community Plan calls for a mix of housing. This will contribute to the City's mix of affordable housing. The City has received several of these credits which have helped add to our supply of affordable housing especially after the Flood. Even though the flood happened a while ago the City lost 300 to 400 housing units. The City is pledging in-kind support of \$1,000.00 per residential unit for up to 348 units.

Resolution of support of the Application of Rael Development Corporation/RDC Fund XIII Investments, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2023-95

After the resolution was read, Jones asked which property this is. Olson responded the Parkview development is east of Von Maur and Parkview III will be across from the second building and the fourth building will be next to the interstate. The City is pledging in-kind support of \$1,000.00 per residential unit for up to 50 units.

Resolution of support of the Application of IRL Parkview Investments, L.L.C. for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same, was introduced by Jones, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2023-96

It was noted the City is pledging in-kind support of \$1,000.00 per residential unit for up to 60 units.

Resolution of support of the Application of IRL Roundabout Developers, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same, was introduced by Goodrich, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

After the resolution was read, Jones asked if it is standard to ask for a year extension even though it will not take nearly that amount of time. Habel responded that you can either ask for an extension of a year or nothing. Habel doesn't think it will take long to complete but the closing work usually takes longer than you expect.

RESOLUTION NO. 2023-97

Resolution authorizing a request to amend that certain Community Development Block Grant ("CDBG-CV") Program Contract No. 20-CVN-025, was introduced by Huynh, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

MOBILITY COORDINATOR 28E AGREEMENT

RESOLUTION NO. 2023-98

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

SECLICKFIX STATEMENT OF WORK

RESOLUTION NO. 2023-99

Resolution approving a Statement of Work with CivicPlus regarding SeeClickFix, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

WEST LAND USE CENTRAL TRUNK SEWER

After the resolution was read, Foster asked if this is similar to the Stream Bank Mitigation the City is working on. Olson explained these are for wetlands which is slightly different than stream banks. This is wetlands the County manages for the Conservation Board. This purchase is not to exceed \$15,000.00.

RESOLUTION NO. 2023-100

Resolution approving a Wetland Mitigation Credit purchase with Cedar River Crossing Wetland Mitigation Bank for the West Land Use Central Trunk Sewer, was introduced by Huynh, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

WEST LAND USE CENTRAL TRUNK SEWER PHASE 1 TREE FELLING

Motion by Jones, seconded by Huynh to approve Pay Estimate #2 FINAL to **BWC, Inc.** for the West Land Use Central Trunk Sewer Phase 1 Tree Felling: \$1,934.71. Motion carried. It was noted this Pay Estimate is for the retainage and will be released upon approval.

RESOLUTION NO. 2023-101

Resolution accepting the West Land Use Central Trunk Sewer Phase 1 Tree Felling as completed, was introduced by Jones, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

1ST AVENUE IMPROVEMENTS PROJECT – 6TH STREET TO 9TH STREET

Motion by Goodrich, seconded by Huynh to approve Pay Estimate #18 FINAL to **Langman Construction, Inc.** for the 1st Avenue Improvements Project – 6th Street to 9th Street: \$37,086.40. Motion carried. It was noted the retainage will be released with this payment.

RESOLUTION NO. 2023-102

Resolution accepting the 1st Avenue Improvements Project – 6th Street to 9th Street as completed, was introduced by Goodrich, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

5TH STREET WATER MAIN IMPROVEMENTS 2023

It was noted the public hearing will be June 13, 2023.

RESOLUTION NO. 2023-103

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract for the 5th Street Water Main Improvements 2023, was introduced by Huynh, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

HYATT REGENCY RESTAURANT AND LOUNGE RENOVATION PROJECT

After the resolution was read, Habel explained this project will happen in two phases with the first one happening shortly after the bids are received and finishing up by Labor Day. The second phase will begin after Thanksgiving finishing by late February. This will allow the hotel to have finished space for the football season and continue to operate. The public hearing will be June 13, 2023.

RESOLUTION NO. 2023-104

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract; ordering bids and directing notice of the same; all for the Hyatt Regency Restaurant and Lounge Renovation Project, was introduced by Jones, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

MOTION BY HUYNH TO APPROVE CONSENT CALENDAR items a-bb inclusive:

- a) Approve minutes for the May 9, 2023 Coralville City Council Regular Meeting.
- b) Approve Taxicab Company License for **Big Ten Taxicab**: 06/01/2023 through 05/31/2024.
- c) Approve Iowa Retail Permit Applications for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/01/2023 through 06/30/2024. (See memo.)
- d) Approve **new** 5-Day Special Class C Retail Alcohol License with Outdoor Service for **The Chrome Horse Slophouse & Saloon**: Eff. 06/08. (For Bike Nights at McGrath Hawkeye Harley Davidson)
- e) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #5977**: Eff. 06/11.
- f) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #10985**: Eff. 06/11.
- g) Approve Class B Liquor License with Sunday Sales for **Staybridge Suites**: Eff. 6/11.
- h) Approve payment to **Impact7G** for:

- i) Clear Creek Mitigation Banking Instrument (#30140) \$19,611.60
- ii) West Land Use Central Trunk Sewer – 2022 (#30211) \$350.00
- i) Approve payment to **C&R Constructions** for final payment request for Housing Rehabilitation Program for 805 9th Avenue (04/20/2023): \$17,375.00.
- j) Approve payment to **AEC Contracting** for final payment request for Housing Rehabilitation Program for 714 12th Avenue (#9628): \$19,024.00. (Includes +\$1,127.00 Change Order to reinstall gutter screen & replace rotten bottom wood on window)
- k) Approve payment to **The Northway Corporation** to repair the lightening damaged pump at Well #8 (#16815): \$12,404.85.
- l) Approve payment to **Shoemaker & Haaland** for:
 - i) Clear Creek Trail Connection (#021290.00-11) \$12,825.00
 - ii) Colony Farms FENS Wetland (#018480.00-9) \$2,076.10
- m) Approve payment to **McClure Engineering** for the Colony Fens Gully Repair (#145457): \$3,780.00.
- n) Approve payment to **Basepoint Building Automations** for 1st installment of the Parks, Transit, Water Facility HVAC/Gas Detection System Upgrade Project (#131705): \$27,250.00.
- o) Approve payment to **TruNorth Companies, LC** for Digital Risk Consulting Fee (#144119): \$36,000.00.
- p) Approve payment of Draw #21 to **Marcus Hotels & Resorts** for the Hyatt Regency Coralville Hotel & Conference Center Improvements Project Invoices (These funds will be reimbursed from the 2022H PIP Loan at West Bank.): \$3,119,081.12.
- q) Approve payment of Draw #22 to **Marcus Hotels & Resorts** for the Hyatt Regency Coralville Hotel & Conference Center Improvements Project Invoices (These funds will be reimbursed from the 2022H PIP Loan at West Bank.): \$31,123.45.
- r) Approve payment to **Hyatt Regency Coralville Hotel & Conference Center** for reimbursement of FF&E Invoices of:
 - i) Pinnacle Plumbing Holdings, LLC installation and starting new VFD on main building heat pump (#6737): \$5,700.00.
 - ii) Brecke Mechanical Contractors for 2 new 190MBU Tankless Water Heaters and installation (#98431): \$5,894.00.
- s) Approve payment to **Marion Body Works, Inc.** for Fire Pumper Engine Spartan Chassis (#138074): \$336,487.00.
- t) Approve payment to **Compass Minerals** for:
 - i) Bulk Course Salt for Snow Removal (#1176968) \$12,868.91
 - ii) Bulk Course Salt for Snow Removal (#1175191) \$17,055.32
- u) Approve Pay Estimate #3 to **Midwest Concrete, Inc.** for Clear Creek Trail: \$81,502.22.
- v) Approve Pay Estimate #4 to **Cahoy Pump Service, Inc.** for Well 15 Improvements: \$9,367.95.
- w) Approve change in job descriptions and pay grades for the Center for the Performing Arts (CCPA) Programming Supervisor.
- x) Approve changing the Youth Sports Athletics Coordinator job title to Youth Sports Athletic Supervisor and change the job description and pay grade.
- y) Approve new position, job description and pay grade for the Center for the Performing Arts (CCPA) Education Supervisor and Recreation Program Supervisor.
- z) Approve change in job description for Recreation Adult Sports Athletic Supervisor.
- aa) Approve the April 2023 Treasurer's Report.
- bb) Approve Bill List for May 23, 2023.

After the motion was made, Jones asked about the two CDBG Housing Rehabilitation invoices. Habel explained they just finished with the last house for this project and are finishing closing it out. There are no new funds for other houses through this grant. There may be new funding becoming available through the County but Habel doesn't know if that has come through yet.

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

Receipts for the month of April were General: \$6,547,917.72; Road Use: \$289,416.18; Police Grant: \$263.89; Employee Benefits: \$1,626,252.40; Iowa River Landing Operation: \$246,802.29; TIF-12th Avenue: \$928,975.72; TIF-Oakdale: \$991,076.92; TIF-Mall/Hwy 6: \$4,013,606.27; Debt Service: \$2,563,864.07; Iowa River Landing: \$588.66; Brownfields: \$23,854.40; Trail Improvements: \$30,704.00; Wastewater Improvements: \$36,759.40; Trust & Agency: \$31,124.68; Water: \$287,832.29; Sewer: \$400,467.21; Parking: \$563,651.71; Solid Waste: \$153,544.25; Transit: \$168,972.27; Storm Water: \$59,704.71; Hotel: \$1,327,786.89. Total receipts for April 2023 were \$20,293,165.93 and of this \$1,893,319.01 were property tax.

Deputy City Administrator Ellen Habel thanked everyone for their patience during construction season and delivered some good news from the Engineering Department that Camp Cardinal Boulevard is expected to open late next week along with the trail connection between Highway 6 and the Tom Harkin Trailhead.

Mayor Meghann Foster is very excited for Camp Cardinal Boulevard to open again. Foster asked about the City Memorial Day schedule. Habel responded City offices will be closed on Memorial Day and trash collection will be one day late all week. Foster asked about the Memorial Day Cemetery Ceremony. Habel responded the Ceremony will be at 11:15 AM in the Oak Hill Cemetery. Foster congratulated Councilperson Hai Huynh on a successful and very well attended inaugural Asian Fest. Foster is excited the first Asian Festival happened during Coralville's Sesquicentennial whose theme is "Rich History and Bright Future" and she feels Coralville's bright future lies within its tremendous diversity. Foster noted in light of "Gun Violence Awareness Day" on June 2nd that none of our communities are immune to the impact of gun violence and even though we might not hear about a lot of high-profile incidents it continues to be an issue. There is a new community initiative for community violence intervention and Foster is on the leadership committee. This is the idea of Johnson County Supervisor Royceann Porter and various stakeholders across Johnson County are participating. It is based on a model used in Cedar Rapids with the goal of providing custom notifications, support and intervention to prevent youth group and gun violence. Foster is excited about this effort. Foster encouraged everyone to check out what Moms Demand Action is up to because they always have a lot of great activities during June.

City Attorney Don Diehl was glad to see Councilperson Keith Jones stand up and join the Hills Bank group as he has been one of the pillars. It would have been nice to have seen Albert Droll who was the principal pillar back in the day. City Attorney Kevin Olson had nothing to report.

Councilperson Hai Huynh thanked the community for showing up to enjoy the first ever Asian Festival in S.T. Morrison Park. She and her friends wanted to have this festival in Coralville because we live in a very diverse community which is what makes it great to live in. This is a way to celebrate a lot of different cultures and ways of living. It was great to see everyone come out to celebrate the rich history of Asian Community and the rich history and bright future of the City of Coralville. Huynh wants to keep this as an annual event in Coralville. Huynh thanked the City and Staff, Johnson County Office of Diversity and Inclusion and various local businesses for their support and looks forward to next year. Huynh reported the Summer Reading Program kickoff at the Coralville Public Library is on June 1st from 2:00-6:00 PM. This is the first kickoff since COVID and Hills Bank will be their providing ice cream. Huynh announce the Coralville Community Food Pantry is starting the summer off with a summer feeding program with the support of the Iowa City Community School District and some other local restaurants and businesses. The City used to have this program but with COVID and other issues it went away so they are restarting it on June 13th through August 20th every week for eight weeks. The Food Pantry will feed children 18 and under from Tuesday through Friday from 11:30 AM to 1:00 PM. They will also have activities from the Bike Library, Antelope Lending Library, the Coralville Public Library and Grow Johnson County. Foster is looking forward to volunteering for it in June.

Councilperson Keith Jones is always reminded this time of year of the quality of K-12 education we have in our community which is one of the things that make this community so great. Jones recognized and congratulated all the graduating seniors noting it reinforces our bright future when you look at the quality of these young people graduating from our schools. Jones thanked the 160 school teachers retiring from our school system for all they have done for our children. Jones wanted to especially thank Rob Medd,

the retiring Band Director from West High School. Madd has been there 23 or so years and made the band program into a state, regionally and nationally recognized program.

Councilperson Laurie Goodrich encouraged everyone to go to the www.coralville.org website and click on the Coralville 150 icon near the top of the page to see all their upcoming events. They have one event a month and the 8th Avenue History Walk will be Sunday, June 11th from 1:00 PM to 3:00 PM. They will meet at 5th Street and 8th Avenue and start the walk at 1:15 PM concluding at the north end of 8th Avenue with refreshments, chairs and shade. There will be people along they way to talk about what it was like in Coralville and all the different people who lived there. Some of the wheat pastings will also be on display that have been talked about the past year. Goodrich encouraged everyone to find out more about the at the Library including the taking pictures of children for the Inside Out Program, preparation of buildings for the wheat pastings at the end of June. 4th Fest Activities can also be found on the website.

Motion by Jones, seconded by Goodrich to adjourn at 7:55 PM. A roll call vote was taken.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk