

**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 7<sup>th</sup> Street on Tuesday, June 8, 2021 with Mayor John A. Lundell 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](http://www.coralville.org/coralvision).

The following Council Members were present: Foster, Gross, Huynh, Goodrich. Absent: Dodds.

The following Staff were present: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; City Engineer Scott Larson; Finance Director Tony Roetlin; Director of Parks & Recreation Sherri Proud; Wastewater Superintendent David Clark; Human Resource/Risk Manager Mike Funke; Communications Specialist Jon Hines, and City Clerk Thorsten J. Johnson.

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

Mayor John A. Lundell proclaimed June 4, 2021, as "National Gun Violence Awareness Day." Rebecca Truszkowski from Moms Demand Action Johnson County Group accepted the proclamation and thanked the Mayor and Council. Truszkowski explained the group is made up of mothers and others advocating for public safety measures to protect people from gun violence. They are not anti-Second Amendment. They offer an educational presentation called "Be Smart" that helps parents and adults normalize conversations about gun safety and take responsible actions to prevent child deaths and injuries. Truszkowski explained the color orange has a long and proud history in the gun safety movement and honors the more than 100 lives cut short and the hundreds more wounded by gun violence every day. Gun deaths in Iowa are increasing at a much higher rate than the national average and it is worse for people of color with black people 13 times more likely to die than white people. She thanked the city for honoring the people and families that have been impacted by gun violence.

Assistant Development Manager Bre Horstman from South Slope spoke to the Council during citizen comments. Horstman likes to touch base with all the communities South Slope serves at least annually to maintain contact and positive relationships and to ask if there are any questions or feedback from the Council or residents. Hayworth asked Horstman to explain about the districts they have to serve and optional service in other districts. Horstman responded South Slope is governed by the Iowa Utilities Board in the areas they serve as an Incumbent Local Exchange Carrier (ILEC) and Competitive Local Exchange Carrier (CLEC). She explained they are an ILEC in North Liberty and in Coralville down to about Oakdale Boulevard and they receive state funding to serve that area. In the rest of Coralville, they are a CLEC that receives no State funds so it must make business sense to serve those areas or they will lose money. They will soon finish updating their lines to fiber optics for current members. They are always looking for opportunities to expand their services.

Resident Dan Kauble spoke during citizen comments to encourage everyone to come to a Juneteenth Celebration sponsored by the Iowa Freedom Riders in S.T. Morrison Park on June 19<sup>th</sup> at 6:00 PM. There will be food, games, and other activities for the community. Kauble spoke against the Johnson County Sheriff's Office owning a MRAP which is a military grade vehicle and asked the Council to forbid police department participation in joint operations involving the MRAP and cut off City funding supporting it.

**711, 713 AND 715 5<sup>TH</sup> AVENUE ~ PUBLIC HEARING**

Lundell declared this the time for a public hearing on the disposal of an interest in real property generally referred to a 711, 713 and 715 5<sup>th</sup> Avenue. There were no public or written comments. Lundell closed the public hearing.

After the public hearing City Administrator Kelly Hayworth informed the Council action for the sale of these properties will be on the next Council Meeting agenda because the contractor wasn't able to review the contract in time for this meeting. There are three single-family homes that will be renovated and sold as owner-occupied units. The first one should be completed by the end of the summer and the City is working to resolve stormwater issues to help the neighborhood. Work on the other City-owned properties in this area will take place in the fall and winter.

### **BONDS ~ PUBLIC HEARINGS**

Lundell declared this the time for a public hearing on not to exceed \$11,000,000.00 General Obligation Urban Renewal Loan Agreements. There were no public or written comments. Lundell closed the public hearing.

### **RESOLUTION NO. 2021-97**

Resolution determining to proceed with the entering into one or more General Obligation Urban Renewal Loan Agreements and taking additional action thereon, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

Lundell declared this the time for a public hearing on a Proposal to enter into one or more Sewer Revenue Loan Agreements and to borrow money thereunder. There were no public or written comments. Lundell closed the public hearing.

### **RESOLUTION NO. 2021-98**

After the resolution was read, Hayworth noted funds are for the green roof at the Xtream Arena, a stormwater cistern to water areas in the Iowa River Landing and the purchase of park land in the West Land Use that includes a fen which is unique for Iowa.

Resolution approving a Proposal to enter into one or more Sewer Revenue Loan Agreements and to borrow money thereunder, was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2021-99 was read, Finance Director Tony Roetlin explained Bond Series 2021A and 2021B represent \$13.7 million in refinancing resulting in \$13.2 million of outstanding debt which is \$500,000.00 less. There will be a total of three bond series including these two because regulations require 15 days separation between these refunding's and the third one. The savings will be \$1.54 million in present value terms. The first series reduces the interest rate from 4.47% to 3.08% and in the second series they are reduced from 4.82% to 2.27%.

### **RESOLUTION NO. 2021-99**

Resolution authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of General Obligation Refunding Bonds, Series 2021A, and providing for the levy of taxes to pay the same, was introduced by Huynh, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

### **RESOLUTION NO. 2021-100**

Resolution authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of Taxable General Obligation Refunding Bonds, Series 2021B, and providing for the levy of taxes to pay the same, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

### **RESOLUTION NO. 2021-101**

Resolution authorizing and approving a Loan and Disbursement Agreement and providing for the issuance and securing payment of Taxable Storm Water Revenue Bonds, Series 2021D, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

#### **MUDDY CREEK LANE PATCHING & SUBDRAIN 2021**

City Engineer Scott Larson reported two bids were received last week. The low bid was from All American Concrete with a base bid of \$118,741.00 and a bid alternate for flowable mortar of \$2,025.00. Both figures are below the engineer's estimate and staff recommends accepting the low bid. Work can't start until after school is out on June 15<sup>th</sup>. Huynh asked if this affects traffic flow. Larson responded yes at times, but they will maintain local access for residents.

#### **RESOLUTION NO. 2021-102**

Resolution accepting bids and awarding the Construction Contract for the Muddy Creek Lane Patching & Subdrain 2021, was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

#### **RESOLUTION NO. 2021-103**

Resolution approving the Contract and bond documents for the Muddy Creek Lane Patching & Subdrain 2021, was introduced by Huynh, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

#### **I-80/1<sup>ST</sup> AVENUE INTERCHANGE IMPROVEMENTS PROJECT**

After the resolution was read, Hayworth reported this is a positive result from all the work staff put into this project. The \$20.5 million BUILD Grant will be the City's match and they will not put any cash into the project. Asst. City Administrator Ellen Habel wrote the grant with assistance from the Engineering Department and some consultants. The bid will go out next summer with construction beginning in the fall of 2022. Olson added this agreement is subject to his approval after he receives some IDOT comments.

#### **RESOLUTION NO. 2021-104**

Resolution approving a Preconstruction Agreement No. 2021-6-093 for Primary Road Project with the Iowa Department of Transportation ("IDOT"), was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

#### **HOTEL AND CONFERENCE CENTER**

#### **RESOLUTION NO. 2021-105**

Resolution approving a Franchise Agreement; Qualified Hotel Management Agreement and other associated Agreements, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

#### **BROWN DEER GOLF CLUB**

#### **RESOLUTION NO. 2021-106**

Resolution approving an Agreement with Sand Save, LLC to operate the restaurant at Brown Deer Golf Club, was introduced by Gross, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

#### **OAK HILL CEMETERY SIGN REPLACEMENT**

After the resolution was read, Hayworth noted this is Phase One of a multi-phase project improving the cemetery with the other phases happening as funds become available. It was noted the retainage to be paid in 30-days is \$3,242.86.

#### **RESOLUTION NO. 2021-107**

Resolution approving the Oak Hill Cemetery Sign Replacement as completed, was introduced by Huynh, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

#### **CREEKSIDE CROSS AND FLOW TRAILHEAD**

After the resolution was read, Director of Parks & Recreation Sherri Proud explained the shelter was bid out separate from the rest of the project to use a Wellmark Grant money and time delivery to coincide with the area being ready for installation by staff to save money. The rest of the project is mostly stone and concrete work and will be on next meeting's agenda. Staff recommends accepting the low quote from ABCreative Cedar Forest Products for \$18,550.00. Huynh asked how long to deliver the shelter. Proud responded they expect 20 to 24 weeks of lead time so shelter installation will begin mid-fall. Huynh asked if this would impact the trails and Proud responded no. Huynh asked if the trailhead will have bathroom facilities later on and Proud responded no. There are restrooms planned for the Charles Gay Farm area 150 yards to the west and the Softball diamonds have restrooms 150 yards to the east. Huynh noted residents have not been able to access the softball restrooms. Proud noted they will put a porta-potty out there at the end of July for Crosspark season and the restrooms are unlocked weekdays from 7:30 AM to 9:00 PM and during tournaments on weekends. They do keep them locked when there are no tournaments because of vandalism but she will look at what they can do differently.

#### **RESOLUTION NO. 2021-108**

Resolution accepting quotes and awarding contract for a shelter for the Creekside Cross and Flow Trailhead, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

#### **ADMINISTRATIVE PAY SCALE**

After the resolution was read Human Resource/Risk Manager Mike Funke reported this is an annual cost of living increase for benefits-receiving, non-union employees.

#### **RESOLUTION NO. 2021-109**

Resolution approving an increase in the Administrative Pay Scale, Effective June 28, 2021, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

#### **IOWA RIVER LANDING**

After the resolution was read, Councilperson Mitch Gross asked what Cielo is and Olson responded they sell home goods and other things.

#### **RESOLUTION NO. 2021-110**

Resolution approving that certain License Agreement with Monica Berry (D/B/A Cielo), was introduced by Gross, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

#### **MOTION BY GOODRICH TO APPROVE CONSENT CALENDAR items a-I inclusive:**

- a) Approve minutes for the May 25, 2021, Coralville City Council Regular Meeting.
- b) Approve Class B Liquor License with Sunday Sales for **Radisson Coralville**: Eff. 07/01.

- c) Approve Class C Liquor License with Sunday Sales for **Cheddar's Casual Café**: Eff. 07/01.
- d) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Brush and Barrel**: Eff. 07/01.
- e) Approve Class E Liquor License with Sunday Sales for **Casey's General Store #2779**: Eff. 07/01.
- f) Approve payment to **Fisher Bros. LLC** for complete interior restoration of purple/blue open flume slide at Aquatic Center (#1955-349): \$20,205.00.
- g) Approve payment to **Mobotrex, Inc.** for 6 R/R-ITERIS-UPGRADE with trade-ins (#250568): \$11,610.00.
- h) Approve payment to **Nutri-Ject Systems, Inc.** for biosolids transfer and land application (#7452): \$64,830.59.
- i) Approve payment to **Veenstra & Kimm, Inc.** for Water Well #10 Re-Casing 2021 (#2): \$2,552.50.
- j) Approve payment to **EOR Iowa** for Fen Complex Management Plan (#20-1140-001): \$8,990.00.
- k) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel and Conference Center FF&E Invoice to replace section of Aqua-thearm piping (#76989) \$7,988.00.
- l) Approve Bill List for June 8, 2021.

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

City Administrator Kelly Hayworth reported he receives a monthly report from Wastewater Superintendent David Clark on Wastewater Plant operations, and he thought Clark made a mistake because the effluent numbers on the report had changed significantly. Hayworth asked Clark if the Plant was operating that well and Clark responded yes. Two weeks later the Iowa Department of Natural Resources (IDNR) also noticed the improvements. Hayworth asked Clark to report to the Council how the new plant is operating and how it impacts the environment. Clark reported the new plant went on-line in July of 2020 and they spent the rest of the year tweaking equipment to get all the bugs out. April 1, 2021, the new permit came out with new guidelines for parameters and one of those numbers they do not have to reach yet is for nutrients which includes total nitrogen and total phosphorus. The IDNR gave an optimization period of 6 months starting April 1, 2021 and ending September 30, 2021. They are overwhelmingly exceeding those numbers and the weekly and monthly numbers are non-detect numbers which is a huge improvement over the old plant. Hayworth noted this has a huge impact on the environment. The community has made a huge investment and staff has been optimizing the new plant making for a good scenario. Staff will be getting the information out in other ways. This is what you hope happens when you make this large of an investment and this has turned out better than they planned. Foster noted the smell has improved a lot. Lundell asked if Clark enjoys working in the new plant and Clark responded yes, it is a lot less labor intensive and more efficient. Hayworth noted more good news came from the Worker's Compensation Insurance on the renewal rate. So not only are we paying significantly less, but employees are going home safely. Human Resource/Risk Manager Mike Funke reported the numbers came back from IMWCA and because of the City's good rating; employees staying safe doing things the right way; watching out for each other and being a founding member in the 1980s the City gets several discounts and modification factors. So instead of paying \$524,000.00 they will pay about \$125,000.00. This is thanks to the employees; the Council's investment in the pool in the beginning; and the good work at IMWCA investigating claims and paying them quickly. Hayworth reported the Council should have received the completed reforestation plan by email. The plan includes suggestions made by City staff after their review. The City Attorney has included the plan in the Developer's Agreement. The developer will start implementing the plan and do the cleanup work. Lundell asked if they need to take further action and Olson responded no, the Developer's Agreement is part of the approved PUD-B Site Plan. Hayworth congratulated area High School graduates. Hayworth attended one of the graduations at the Xstream Arena which was very nice and cool compared to Carver Arena where past graduations have been held.

Mayor John A. Lundell wished Councilperson Jill Dodds a fast and speedy recovery from last week's knee replacement surgery. Lundell encouraged people to attend area Juneteenth activities of which the

one mentioned earlier is just one. Lundell noted the Iowa League of Cities Conference in Coralville is September 15<sup>th</sup> through the 17<sup>th</sup> and he encouraged a strong City presence as host city.

City Attorney Don Diehl noted it is nice to have everyone all together again. City Attorney Kevin Olson had nothing to report.

Lundell noted there is 45 minutes for people to vote in the Johnson County Supervisor Special Election tonight.

Councilperson Laurie Goodrich stated she is happy to be here and see everyone.

This is Councilperson Hai Huynh's first in person Council Meeting, and she thanked good colleagues and staff for showing her the ropes. Huynh encouraged those with an income at 80% of the median income in Johnson County to apply for the Johnson County Housing Rehabilitation Program. There is a link on the city website, and it is a forgivable loan through ECICOG for outside repairs to an owner-occupied home. Huynh is concerned about a street in need of repairs that leads to Texas Roadhouse and Michaels. Hayworth responded the city is aware of the situation and it is a private street. The developer has been notified and is responsible for the repairs. Huynh asked for a timeline. Asst. City Administrator Ellen Habel reported the City Engineer contacted the developer again who is trying to get a contractor to fix the road and they are trying to get cones out there in the meantime. Huynh asked if there is an ordinance to protect renters from landlords refusing to renew leases on short notice with excuses like renovating the unit. City Attorney Kevin Olson responded there are notice requirements in the State Code that landlords must follow, and the city can't do much to contradict the Code or be stricter. If the landlord doesn't follow the Code, they can be fined in court. Hayworth added there is a Fair Housing Association that represents helps tenants with these issues. Staff will get Huynh that information.

Councilperson Mitch Gross welcomed Huynh to the Council Chambers and noted it is very reflective to think about all that has happened since the Council last met here. Gross stated the Arena was perfect for the graduation venue and the only issue was parking which he believes will get worked out as everyone gets used to the process. Otherwise, Gross heard nothing but compliments. Gross asked the last time the strip had been improved east of Camp Cardinal Boulevard. Hayworth responded it has been a while and the State would do that. Gross noted he will miss the next Council Meeting and the Juneteenth celebration. Gross read an excerpt about what Juneteenth is and he applauded the City co-hosting the aforementioned Juneteenth event in S.T. Morrison Park.

Councilperson Meghann Foster stated she is happy to be back and agreed they should take a minute to reflect on what has happened over the past year. Foster thanked the Mayor for tonight's proclamation for the "Wear Orange Event" and recognizing the work of Moms Demand Action where she worked prior to her job at DVIP. Foster noted the connection between gun violence and intimate partner violence and that DVIP recognized National Gun Violence Awareness Day last week. A gun in a domestic violence situation increases the chance of lethality by 500%; an average of 53 women are shot and killed by an intimate partner in the U.S.; and 4.5 million women have reported being threatened with a gun by an intimate partner over their lifetime. This underscores why the work of Moms Demand Action is so important and they are not an anti-gun organization but a pro-gun safety organization. Foster wished all our LGBTQIA+ community members, friends, and family a Happy Pride Month. Foster noted most Pride activities have been postponed until the fall and Gross added Coralville will have its own Pride celebration then. Foster will be out of town for Juneteenth and won't be able to attend the June 19<sup>th</sup> event, but she plans to attend earlier area events. Foster asked for a discussion on a wage theft ordinance or resolution because of recent wage theft instances in our community recently. Foster asked to follow up on Councilperson Jill Dodds request for a Hate Crime Ordinance.

Motion by Gross, seconded by Goodrich to adjourn at 7:30 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk