

**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, June 27, 2023 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, Jones, Goodrich.

The following Staff were present: City Attorney Don Diehl; Deputy City Administrator Ellen Habel; Community Development Director Dave Johnson; City Engineer Scott Larson; Stormwater Coordinator Amy Foster; Police Lieutenant Deb Summers; Director of Parks & Recreation Sherri Proud; Wastewater Superintendent David Clark; Production Assistant Grant Bullert; Production Assistant Wayne Johnson and City Clerk Thorsten J. Johnson.

Motion by Goodrich, seconded by Jones to approve the agenda. Ayes: 5. Motion carried.

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

There were no community comments.

CIVCO PROJECT URBAN RENEWAL PLAN

It was noted the public hearing will be August 8, 2023 and the consultation will be 2:00 PM on Monday, July 24, 2023.

RESOLUTION NO. 2023-123

Resolution resetting a date for consultation and a date for a public hearing on the proposed Amendment No. 15 to the Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area, was introduced by Knudson, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

**PARCEL LOCATED AT ACORN DRIVE AND JAMES STREET ADJACENT TO JACOBS CLEAR
CREEK SEVENTH SUBDIVISION ~ PUBLIC HEARING**

Community Development Director Dave Johnson reported this parcel is primarily surrounded by commercial businesses including hotels and restaurants and immediately south and west is Altmaier Park. This is for the development of a proposed 80,000 square foot light-industrial facility with spaces for an office, light assembly, light fabrication and distribution. If this is approved, staff will require a rezoning and site plan application. This will be a Planned Unit Development which allows industrial uses which can coexist in commercial areas. Given the area is surrounded by businesses related to the hospitality industry a PUD will allow staff more design control in order to mitigate any potential negative impacts or conflicts. Staff is already reviewing site concepts which are PUD developments. The Planning & Zoning Commission voted 7-0 to recommend the Council approve amending the Land Use Map for a portion of the Southwest Quarter of the Southwest Quarter of Section 36, and a portion of the Northwest Quarter of the Northwest Quarter of Section 1, both of Township 80 North, Range 7 West, of the Fifth Principal Meridian, Coralville, Johnson County, Iowa from Regional Commercial Use to Industrial Use.

Mayor Meghann Foster declared this the time for a public hearing on amending the Land Use Map for a portion of the Southwest Quarter of the Southwest Quarter of Section 36, and a portion of the Northwest Quarter of the Northwest Quarter of Section 1, both of Township 80 North, Range 7 West, of the Fifth Principal Meridian, Coralville, Johnson County, Iowa from Regional Commercial Use to Industrial Use. There were no public or written comments. Foster closed the public hearing. Before the ordinance was read, Councilperson Keith Jones asked if this parcel lies in between where Acorn drive is paved and

James Street. Johnson responded no it is on the western edge where Acorn Drive and James Street end at the parcel's eastern boundary. After the ordinance was read, Councilperson Hai Huynh clarified the archery range shown on the plans has been moved and asked if it will impact anything. Johnson responded it will not make a difference in terms of compatibility but is worth noting. Councilperson Mike Knudson asked if this is the same property the owner asked to zone residential. Johnson responded the owner did present a previous residential concept and asked for staff, the Planning & Zoning Commission and City Council feedback. The consensus was the area is not well suited for residential use due to lack of accessibility to sidewalks and amenities. This is why the surrounding area is primarily commercial and industrial as it is a disconnected on the south side of Interstate 80 and the City is not allowed to install sidewalks along Coral Ridge Avenue to access so the area will remain automobile dependent.

ORDINANCE NO. 2023-1009 An ordinance amending the Coralville Community Plan to reflect certain property generally known as a portion of the Southwest Quarter of the Southwest Quarter of Section 36, and a portion of the Northwest Quarter of the Northwest Quarter of Section 1, both of Township 80 North, Range 7 West, of the Fifth Principal Meridian, Coralville, Johnson County, Iowa to be designated Industrial Use in place of Regional Commercial Use, was introduced by Gross, seconded by Huynh for 1st consideration. A roll call vote was taken. Motion carried.

LOT 3, REDHAWK SUBDIVISION, PART TWO

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

RESOLUTION NO. 2023-124

Resolution approving the PUD-B Site Plan for Lot 3, Redhawk Subdivision, Part Two, Coralville, Iowa, was introduced by Knudson, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RAGBRAI

After the ordinance was read, Director of Parks & Recreation Sherri Proud offered to answer any of the Council's questions and informed them the ordinance is for the public health and safety of the riders and members of the community. It covers food vendors, alcohol, outdoor entertainment, transportation including pedicabs and bans glass. This is a good time for residents to visit www.coralvilleRAGBRAI.com for information on routes bikers will be using which could disrupt traffic on 12th Avenue, 5th Street, 25th Avenue, 10th Street. Riders will arrive in Coralville on Camp Cardinal Boulevard and go to 8th and 9th Streets. The committee is asking residents to plan different routes for their commute that day and avoid this heavy bicycle traffic area. The community should be aware there will be 30,000 to 40,000 bicyclists riding around on all City streets with some staying in residential areas. Proud asked everyone to be aware that day and keep everyone safe. Foster noted this is the 6th time Coralville has hosted RAGBRAI but it is still good to check all available resources for more specific information about RAGBRAI.

Ordinance No. 2023-1008 An ordinance amending the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding RAGBRAI, was introduced by Goodrich, seconded by Gross for 2nd consideration. A roll call vote was taken. Motion carried.

Motion by Huynh, seconded by Goodrich to collapse the third reading of Ordinance No. 2023-1006. Motion carried.

After the ordinance was read for the third consideration, Foster thanked committee, staff, volunteers and everyone working on this event.

Ordinance No. 2023-1008 An ordinance amending the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding RAGBRAI, was introduced by Knudson, seconded by Goodrich for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

OPTION AGREEMENT

RESOLUTION NO. 2023-125

Resolution approving an Option Agreement with TM Development, LLC, was introduced by Gross, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

PURCHASE AGREEMENT

After the resolution was read, Councilperson Mitch Gross asked how much time will be given notifying residents when the City will need them to leave. Deputy City Administrator Ellen Habel responded staff hopes the residents decide to leave before having to take any action. This is what has mostly happened in the past. This duplex that is adjacent to other properties the City has purchased from Eastern Iowa Properties and they hope to clean up some of the property lines where driveways are overlapping and that type of thing. Foster noted the City is purchasing these properties to prevent them from being rentals and make them owner occupied to provide neighborhood stability. Ellen agreed the City does not plan to displace people and ultimately wants to provide affordable owner occupied housing. Gross noted this is not stated in the resolution. Habel responded it may not be in the resolution but it is the City's intent. Gross followed up asking what prevents the developer from kicking people out in May when their leases end during a difficult period to find other accommodation's. Habel noted they will work very closely with the developer to provide owner-occupied single-family homes and not multiplexes. This will not be something where the City hands everything off to a developer without any assurances things will happen as the City intends. Foster explained residents will not be displaced and purchasing the properties ensures a landlord does not relet them. Gross asked if the current residents are aware they will not be re-releasing the properties. Habel responded they know the properties are being purchased and the leases will transfer to the City. Gross is concerned having leases expire this close to a school will force families to relocate before the school year is over. Habel responded the City doesn't plan to do anything before the tenant chooses to leave adding there is a lot to do before anything can happen. They plan to do something in concert with property on 5th Avenue Place and they will need to install new utilities, raise property above the flood plain and install a new street, so nothing will be happening overnight. Knudson asked if this is a duplex with two different residents. Habel responded yes and the units are only 450 sq. ft. on each side. Huynh asked if the rate of \$1,510.00 per month is for each duplex or total. Habel responded it is the total for both units. Knudson asked since the duplex units in this on this and the neighboring property were so small if the City will replace them with new duplexes. Habel responded they have not gotten that far but they think there will be single-family homes south of 7th Avenue and maybe townhomes on the north side to maximize the number of affordable units. Foster stated they are going about this so they do not displace families. Habel added they are very aware of Central Elementary and part of the goal is to stabilize this neighborhood because there is a lot of the school's high turnover. The purchase price is \$170,000.00.

RESOLUTION NO. 2023-126

Resolution approving a Purchase Agreement for 612 4th Avenue, Coralville, Iowa, was introduced by Huynh, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

COLONY FEN EROSION AND DEWATERING CORRECTION PROJECT

Motion by Goodrich, seconded by Gross to approve Pay Estimate #2 FINAL to **Triple B** for the Colony Fen Erosion and Dewatering Correction Project: \$8,727.64. Motion carried.

RESOLUTION NO. 2023-127

Resolution accepting the Colony Fen Erosion and Dewatering Correction Project as completed, was introduced by Jones, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

RECYCLING PARTNERSHIP GRANT AGREEMENT

After the resolution was read, Foster stated several people are very excited to see this project come to fruition. Knudson agreed, noting this is a step towards single stream recycling and thanked Superintendent Eric Fisher and everyone else for getting this grant. Knudson knows Fisher is working on other revenue streams for this project. Knudson thought it will be good for staff to go to single stream with the automation making it easier on their backs. Foster asked if the earliest they will start single stream recycling will be April of 2024. Habel responded yes but there are a lot of pieces that have to fall into place and supply chain issues are making things a little uncertain so it is too early for to set a firm date but by this time next year the City should have single stream recycling. The is a \$73,600.00 grant supporting the purchase of recycling carts and education and outreach efforts.

RESOLUTION NO. 2023-128

Resolution approving a Recycling Partnership Grant Agreement with The Recycling Partnership, was introduced by Goodrich, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

TRANSFER OF FUNDS

RESOLUTION NO. 2023-129

Resolution authorizing the transfer of funds, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

AMENDMENT TO THE PARATRANSIT 28E AGREEMENT

After the resolution was read, Huynh asked if this extension is because Iowa City is moving to fare-free transit. Robrock responded Iowa City and Coralville have separate 28E paratransit agreements with Johnson County but they are somewhat intermingled. This will define who pays for what rides. Iowa City going fare-free on August 1st is gives the city a chance to look at the agreement and make sure they don't need to change anything. Knudson asked if we will have to change things. Robrock responded it depends on how they determine who pays for what rides and the related federal requirements. They want to make sure the City is compliant and doesn't run into issues later on. Huynh asked how complicated are transfers from Coralville to Iowa City. Robrock responded Iowa City and Coralville no longer have transfers as one of their system efficiencies and this is why both systems can share vehicles and use them across jurisdictions decreasing everyone's costs less. Huynh asked if SEATs is going fare-free as well. Robrock responded Iowa City's paratransit will be fare-free and Coralville's will still cost. Foster asked if riders picked up in Coralville have to pay, and those picked up in Iowa City are fare-free noting there are no physical transfers in SEATs. Robrock responded yes. Goodrich asked about the recent federal funding for two electric buses. Robrock responded the IDOT put together a grant application and Coralville requested two light-duty electric buses for paratransit services. The IDOT received the full grant amount so they are waiting on the IDOT to finish disbursing funds from 2022 and then these vehicles will be paid out of FY 2023 grant funds. Knudson asked if full-size electric buses are still too big to fit in some locations. Robrock responded yes at this time don't know of any vendors that have full-size electric busses that will fit in those areas but this is not an issue with light-duty electric busses.

RESOLUTION NO. 2023-130

Resolution approving an Amendment to the 28E Agreement for Paratransit Services between the City of Coralville and Johnson County, was introduced by Gross, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the June 13, 2023 Coralville City Council Regular Meeting.
- b) Approve Iowa Retail Permit Applications for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/01/2023 through 06/30/2024. (See memo.)
- c) Approve a Pedicab Company License for **Pedal Power, LLC**: Eff. 6/28/2023-5/31/2024
- d) Approve **new** 5-day Special Class C Retail Alcohol License with Outdoor Service for **Coralville RAGBRAI**: Eff. 7/28. (In S.T. Morrison Park)
- e) Approve Class C Retail Alcohol License for **Home2 Suites by Hilton**: Eff. 7/11.
- f) Approve Special Class C Retail Alcohol License for the **Coralville Center for the Performing Arts**: Eff. 07/11.
- g) Approve Class C Retail Alcohol License with Outdoor Service for **30hop**: Eff. 07/18.
- h) Approve Class C Retail Alcohol Permit with Catering for **La Mexicana**: Eff. 07/15.
- i) Approve payment of Draw #23 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.): \$1,426,013.02.
- j) Approve payment to **LL Pelling Co.** for the Camp Cardinal Boulevard Railroad Crossing Improvements:
 - i) RRXing Improvements IDOT 06-20-20 Program (#28016) \$57,736.22
 - ii) RRXing Pavement Markings (#28070) \$1,382.00
 - iii) RRXing Improvements IDOT 06-20-20 Program (#28071) \$2,301.50
 - iv) RRXing Improvements Fed-Aid Section 130 Program (#28029) \$3,619.40
- k) Approve payment to **Impact7G** for CRANDIC Flood System Wetland Mitigation Monitoring (#30415): \$792.50.
- l) Approve payment to **EBSCO Information Services** for EBSCO Package for online resources (#1000207831.1): \$13,815.39.
- m) Approve payment to **Tyler Technologies, Inc.** for New World Annual Maintenance Contract and Licenses:
 - i) For Integrated Credit Card Processing (#045-423881) \$2,303.00
 - ii) Misc. Billing & Receivables (#045-423884) \$13,259.00
 - iii) Self Service eMisc Billing (#045-424188) \$12,980.00
 - iv) New World Software Discount (#045+-424189) -\$2,200.00
- n) Approve payment to **Bunting Construction, Inc.** for Brown Deer Golf Course Maintenance Building roofing (#6639): \$53,200.00. (Storm damage to be reimbursed by insurance.)
- o) Approve Pay Estimate #4 to **Midwest Concrete, Inc.** for Clear Creek Trail Connection: \$267,019.03.
- p) Accept quote and award contract to **Larry Yoder Masonry, Inc.** for Storm Water Stations #1 thru #4 Brick Replacement for not-to-exceed \$55,000.00. (This is the lowest most responsive quote of the three quotes that were submitted.)
- q) Approve attendance of Zaid Alsamawi to the Public Works Expo (PWX) San Diego in San Diego, California from August 26-30, 2023: \$3,059.45.
- r) Approve attendance of Drew Montz to the National Polygraph Academy in Lafayette, Indiana from January 8 to March 22, 2024: \$15,614.00.
- s) Approve Bill List for June 27, 2023.

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

Deputy City Administrator Ellen Habel reminded everyone as the 4th of July approaches there a lot of upcoming activities. Habel cautioned even though you can purchase fireworks in Coralville you cannot shoot them off in the City limits. You can use sparkers, snaps and snakes but anything else is illegal in Coralville and Johnson County. City offices are closed July 4th and there will be no July 4th transit service.

On the week of July 4th, there will be regular trash and recycling pickup on Monday but Tuesday through Thursday routes will be picked up a day later. Habel wished everyone a Happy and Safe 4th.

Mayor Meghann Foster thanked Habel for mentioning it is illegal to shoot off fireworks in Coralville even though you can buy them. Foster asked everyone to be considerate and thoughtful of those people with pets that become upset when fireworks are shot off like her and neighbors suffering from PTSD and other sensory issues. Foster asked those reporting neighbor's shooting fireworks to use the Police Department nonemergency number at 319-248-1800 and they will do their best to check it out but it will be a very busy time for them. Foster reported the Johnson County Department of Public Health has issued air quality warnings because of all the smoke and haze in the air. Air quality is classified as unhealthy. Updates on these conditions can be found on the Johnson County Health Department Facebook page and website. Foster thanked the staff at the Library and artist Isaac Campbell for their work on the wheat pastings seen across town. Foster encouraged everyone to go out a look at the all the murals they have put up. Foster's favorite are the ones on the Recreation Center and the one on Coralville Central, which has a picture of her son. Foster is impressed by the Library staff's, volunteer's and community members' enthusiasm to help with the project. Foster looks forward to the 4thFest activities and more information is available on the City website. A lot of these events are connected to the Sesquicentennial Celebration.

City Attorney Don Diehl had nothing to report.

Councilperson Mike Knudson thanked Coralville Center for the Performing Arts staff for the Council tour of their Iowa River Landing facility and all the great use they are getting out of it. Knudson noted this is not a long-term facility he asked staff to prioritize finding a new home for these activities when they can no longer use this facility in the future.

Councilperson Mitch Gross noted high school events are cancelled tonight because of the air quality levels and asked resident to be aware. Gross thanked staff for all their work on 4thFest and RAGBRAI.

Councilperson Hai Huynh asked what the fines are for shooting off fireworks in City limits. Foster responded it is \$250 for each offense. Huynh wanted the general public to know this if they choose to shoot off fireworks. Huynh reported the Summer Lunches are being served in the Coralville United Methodist Church's community room next to the Food Pantry. Huynh reported the Summer Lunch program is going strong in its third week but they would like to see more kids and families join them and they do have activities every day. Friday the Fire Department will bring their truck out.

Councilperson Keith Jones reported he serves on the Coralville Community Fund Board which is affiliated with the Johnson County Community Fund and they just finished the grant cycle for 2023. They awarded \$21,000.00 in grants. Funds went to the Coralville Community Food Pantry for the third year of the funds four-year commitment to support the new building. Some funds went to the Coralville Parks Department for North Ridge Park improvements. They also supported the wheat pasting project and Horizon's Meals on Wheels program. The also agreed to be a Friend to Coralville RAGBRAI with a \$500.00 donation. The fund is slowly increasing even with the volatile market and they are proud to donate to these solidly Coralville-based projects. Jones thanked all the staff and community volunteers working on RAGBRAI noting there is still a need for volunteers and rider housing. They can find out more on the City and Coralville RAGBRAI websites. Jones thanked the 150th committee for their work noting the wheat pasting has been the surprise hit of the summer. Jones reported are a lot of volunteer opportunities from now until Tuesday for the 150th committee and 4thFest.

Councilperson Laurie Goodrich announced the *Coralville Connection* will be coming to Coralville residents this week and it will have information on all the activities mentioned tonight, especially for the 4th of July and wheat pasting. Goodrich reported the Coralville Sesquicentennial Edition of the Gazette is now available featuring highlights of people who have made Coralville their home.

Jones added there is a map of all the wheat pasting locations is available at City Hall and the Library. Foster thanked Jones noting some wheat pastings can be hard to find, so the map will be helpful.

Motion by Huynh, seconded by Jones to adjourn at 7:18 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk