

**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, July 25, 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: Knudson, Jones, Goodrich. Absent: Gross, Huynh.

The following Staff were present: City Attorney Don Diehl; City Attorney Kevin Olson; Deputy City Administrator Ellen Habel; Finance Director Melissa Christianson; City Engineer Scott Larson; Community Development Director Dave Johnson; Police Chief Shane Kron; Director of Parking & Transportation Vicky Robrock; Communications Specialist Jon Hines; and City Clerk Thorsten J. Johnson.

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

Councilperson Hai Huynh arrived at 6:31 PM. Votes are now 4 Ayes and 1 Absent for Motions, Resolutions, and Ordinances unless otherwise noted.

Board Member Kathy Hotsenpiller of the Citizens Community Policing Advisory Board addressed the Council during community comments. Hotsenpiller reported the Board will be receiving the Traffic Stop Data Report from Police Chief Shane Kron soon. The Board plans to have a meeting in December to review the data and prepare any questions before the presenter comes to the November meeting. Hotsenpiller invited the public to their meetings. Hotsenpiller reported the Board voted a long time ago to remove the word Citizens from the Boards name to make it the Community Policing Advisory Board and asked how they could get started on the process to do that. Hotsenpiller announced their will be an opportunity for racial bias training for the Police Department in January and Ashley Hopkins from the Iowa State Extension Office has contacted Kron about it. The Board has not received any reports of discrimination this last quarter. Hotsenpiller reported attending the Community Police Academy and stated it was the best experience ever. Hotsenpiller added the community is lucky to have great people in the Police and Sheriff's Departments and if you are thinking about attending the Community Police Academy it is a great idea.

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

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

PARATRANSIT 28E AGREEMENT

After the resolution was read, Councilperson Mike Knudson asked about the agreement's June 30, 2028 expiration date being after Iowa City's trial period for their free bus program. What will happen if they decide go back to collecting fares. Director of Parking & Transportation Vicky Robrock responded that is more of an Iowa City issue because of the language in the agreement. Councilperson Laurie Goodrich commended Robrock on figuring that out. Deputy City Administrator Ellen Habel added the agreement will start August 1st instead of July 1st because the City had some changes with Iowa City going fare free and the city had an interim agreement for July.

RESOLUTION NO. 2023-134

Resolution approving a 28E Agreement for Paratransit Services between the City of Coralville and Johnson County, Iowa for the period of August 1, 2023 through June 30, 2028.

HYATT REGENCY CORALVILLE HOTEL & CONFERENCE CENTER RENOVATIONS

After the resolution was read Councilperson Keith Jones asked if the City will bond for this amount after the project is completed. City Attorney Kevin Olson responded yes, this will take us through the construction and permanent financing will happen next year when these loans mature. Habel added this way the City will know the real cost of the project when they do the permanent financing. It was noted the public hearing will be August 8, 2023.

RESOLUTION NO. 2023-135

Resolution to fix a date of meeting at which it is proposed to take action on the proposal to enter into one or more Lease Purchase Agreements or Loan Agreements in t principal amount not to exceed \$5,000,000.00 for improvements to and equipment for the City's hotel and conference center, was introduced by Jones, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

5TH STREET WATER MAIN IMPROVEMENTS 2023 ~ PUBLIC HEARING

City Engineer Scott Larson reported 5 bids were received July 18th ranging from a low of \$414,155.75 to a high of \$870,486.50. The engineer's estimate is \$416,465.00. The low bid is from BWC, Inc. out of Solon, Iowa. This project will replace the 8" diameter water main along 5th Street from 20th Avenue east to Morrison Creek, which was originally part of the larger 5th Street Improvements – 12th Avenue to 20th Avenue which will be rebid in October through the Iowa DOT. They hope separating the two parts will simplify the road project for bidding. They hope to complete two of the water main project's work at two critical street crossings before school starts on August 23rd and finish the rest of the project by the end of this construction season. Staff recommends accepting the low bid from BWC, Inc.

RESOLUTION NO. 2023-136

Resolution accepting bids and awarding the Contract for the 5th Street Water Main Improvements 2023 was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2023-137

Resolution approving the Contract and bond documents for the 5th Street Water Main Improvements 2023, was introduced by Knudson, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

FISCAL YEAR 2024 AND 2025 NONPROFIT ORGANIZATIONS FUNDING AGREEMENTS

After the resolution was read, Knudson asked if the amounts for these agreements are the same as last year. Goodrich responded they include the new numbers Knudson and she agreed on. Olson added the list of amounts for each nonprofit are listed in the resolution and are different from last year. Foster noted these agreements are for funding in Fiscal Years 2024 and 2025 as part of a two-year cycle. Habel added the agencies requested a two-year cycle about five years ago, because it allows them to do more planning and they save staff time by knowing what their revenues are going to be.

RESOLUTION NO. 2023-138

Resolution approving various Funding Agreements for Nonprofit Organizations performing services on behalf of Coralville Residents, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

FIRE PROTECTION SERVICES AGREEMENTS

RESOLUTION NO. 2023-139

Resolution approving Various Agreements to provide Fire Protection Service to exempt entities, was introduced by Jones and seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

WETLAND MITIGATION CREDIT PURCHASE AGREEMENT

RESOLUTION NO. 2023-140

Resolution approving a Wetland Mitigation Credit Purchase Agreement with the Cedar River Crossing Wetland Mitigation Board and payment for the Oakdale Boulevard Extension, was introduced by Goodrich, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

WEST LAND USE CONNECTION FEES

It was noted this acknowledges a \$30,860.01 payment for West Land Use Area Connection Fees for Lot 9, Coral Crossing Eighth Addition.

RESOLUTION NO. 2023-141

Resolution acknowledging payment in full of the West Land Use Area Connection Fees levied against Lot 9, Coral Crossing Eighth Addition, Coralville, Iowa, was introduced by Knudson, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING RETAIL LEASES

After the resolution was read, Jones asked if Hokkaido Coralville, Inc. will take over the whole Fuzzy's Taco space. Olson confirmed that is correct. Knudson asked if the terms will be the same as Fuzzy's Taco. Olson was not sure what the rate is but the lease is for up to 15 years. Foster asked if Hokkaido will be responsible for the whole buildout. Olson responded yes, the City will not pay for any improvements. Alternate proposals are due August 21, 2023 and the public hearing will be August 22, 2023.

RESOLUTION NO. 2023-142

Resolution of intent to dispose of an interest in real property and solicit alternate proposals for the leasing of 201 E. 9th Street, Coralville, Iowa, was introduced by Huynh, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

After the second resolution was read, Knudson asked when Hokkaido expects to open. Olson responded he did not know but most businesses try to be open by the beginning of football season. Olson noted some of it depends on how much of the equipment from Fuzzy's Taco they can use.

RESOLUTION NO. 2023-143

Resolution approving a Lease Termination Agreement with Taco Dirty To Me, LLC (d/b/a Fuzzy's Taco), was introduced by Jones and seconded by Goodrich.

SEWER REVENUE BONDS

It was noted, the public hearing will be August 8, 2023.

RESOLUTION NO. 2023-144

Resolution to fix a date for a public hearing on a Proposal to enter into one or more Sewer Revenue Loan Agreements and to borrow money thereunder, was introduced by Goodrich and seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

Motion by Huynh to approve the Consent Calendar items a-cc inclusive:

- a) Approve minutes for the July 11, 2023 Coralville City Council Regular Meeting.
- b) Approve Iowa Retail Permit Application of **TAJ International Foods** for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/26/2023 through 06/30/2024.
- c) Approve **New** 5-day Class B Beer Permit with Outdoor Service for **Fry Fest**: Eff. 09/01.
- d) Approve **new** 5-Day Special Class C Retail Alcohol License with Outdoor Service for **The Chrome Horse Slophouse & Saloon**: Eff. 08/03. (For Bike Nights at McGrath Hawkeye Harley Davidson)
- e) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Casa Azul**: Eff. 08/14.
- f) Approve Class B Liquor License with Catering Privilege and Sunday Sales for **Hyatt Regency Coralville Hotel & Conference Center**: Eff. 08/18.
- g) Approve payment to **Johnson County Emergency Management Agency** for Fiscal Year 2024 Haz-Mat Team 28E Agreement Invoice (5/11/2023): \$11,159.00.
- h) Approve payment to **Hansen Asphalt** to mill down, apply tack coat and install 3" asphalt on 32" x 28' area of 5th Street (#1222): \$11,577.00.
- i) Approve payment to **InVeris Training Solutions, Inc.** for Police Department Virtual Reality Simulator (#997120): \$65,160.00.
- j) Approve payment to **Innovative Interfaces Incorporated** for Library's Polaris software maintenance May 1, 2023 - April 30, 2024: \$19,933.40.
- k) Approve payment to **Ferguson Waterworks #2516** for Water meters/equipment (#0448257): \$38,160.00.
- l) Approve payment of Draw #24 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.): \$1,259,300.45.
- m) Approve payment of Draw #25 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.): \$211,205.00.
- n) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) 2023 Bridge Inspections (#1) \$2,200.00
 - ii) NPDES GP1 Renewal (#3) \$2,506.00
 - iii) West Land Use Central Trunk Sewer – Lower Reach (#3) \$440.00
 - iv) Oakdale Blvd Force Main Improvements – Design Services (#6) \$8,988.39
 - v) Kempf Lift Station Abandonment – Design Services (#7) \$617.50
 - vi) Central Trunk Sewer (#9) \$55.00
- o) Approve payment to **Soil Concepts, Inc.** for 614 & 614 ½ 4th Avenue yard restoration following demolition (#23282-1): \$3,950.00.
- p) Approve payment to **Impact7G** for CRANDIC Flood System Wetland Mitigation (#30775): \$858.50.
- q) Approve payment to **Shive-Hattery, Inc.** for 5th Street Improvements (#1219270-18): \$17,011.80.
- r) Approve payment to **Shoemaker-Haaland** for Clear Creek Trail Connection (#021290.00-12): \$21,375.00.
- s) Approve payment to **Slabach Construction Co., Inc.** for 1st Avenue and I-80 Fiber Conduit extension to connect City and IDOT handholds (#27571): \$1,651.00.

- t) Approve payment to **Stanley Consultants, Inc.** for the Utility Resilience Project (#0247745): \$5,097.25.
- u) Approve payment to **Utility Services Co., Inc.** for:
 - i) Oakdale Water Tower Maintenance (#585352) \$103,799.00
 - ii) South Water Tower Maintenance (#585354) \$50,935.00
 - iii) Heartland Water Tower Maintenance (#585353) \$42,968.00
- v) Approve bid and payment to **Henderson Products, Inc.** for a 2025 Freightliner 108SD with Henderson 11' Munibody with snow plow package: \$278,401.00.
- w) Approve bid and payment to **Kilburg Equipment, LLC** for one heavy duty, 29 CY, fully automated refuse truck: \$332,378.40.
- x) Ratify changing accepted bid and payment from February 14, 2023 Council meeting from Strivers Ford, Waukee, Iowa for 3 2023 Ford Police Interceptor Vehicles with AWD and Select options for \$129,876.00 to ratifying the bid and payment from **Don Franklin Auto, Somerset, KY** for 3 Dodge Durango squad cars available for immediate delivery: for not to exceed \$119,424.00. (Note: The original bidder cannot guarantee when of if the three Ford Police Interceptors will be built and delivered and the department is critically short of squad cars.)
- y) Approve attendance of Drew Montz to MOCIC Annual Conference in Branson, MO from August 21-24, 2023: \$1,003.66.
- z) Approve attendance of Shane Kron to IACP Training Conference in San Diego, CA from October 13-18, 2023: \$3,519.75.
- aa) Approve attendance of Ellen Habel to ICMA in Austin, TX from September 30, 2023 – October 4, 2023: \$3,055.96.
- bb) Approve June 2023 Treasurer's Report.
- cc) Approve Bill List for July 25, 2023.

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

Receipts for the month of June were General: \$1,942,925.39; Road Use: \$378,548.66; Police Grant: \$473.48; Employee Benefits: \$38,093.24; Iowa River Landing Operation: \$290,811.27; TIF-12th Avenue: \$21,427.00; TIF-Oakdale: \$23,492.88; TIF-Mall/Hwy 6: \$111,368.24; Debt Service: \$4,172,652.25; Special Assessment5: \$0.54; Iowa River Landing: \$628.84; 1st Avenue Area: \$75,435.00; Trust & Agency: \$34,004.31; Perpetual Care: \$950.00; Water: \$303,884.30; Sewer: \$470,480.57; Parking: \$778,345.72; Solid Waste: \$122,833.46; Transit: \$945,542.78; Storm Water: \$63,412.08; Hotel: \$1,501,801.24. Total receipts for June 2023 were \$11,277,114.43 and of this \$316,934.11 were property tax.

Deputy City Administrator Ellen Habel reported RAGBRAI will arrive in Coralville on Friday, July 28th and there is a lot of information on coralvilleragbrai.com. City Hall will be open that day but there will be no parking available. Volunteer Check-In will be at City Hall on Friday and Saturday. Transit will be free and there will be an additional route to reach the camp grounds. Habel asked everyone to have fun, enjoy RAGBRAI and stay cool.

Mayor Meghann Foster congratulated the cast and crew at the Center for the Performing Arts for their production of "High School the Musical." Foster is always impressed by all the talent Coralville has when she attends these productions. This includes not only the performers but the musicians and people behind the scenes. Foster announced there are several cooling stations throughout the community where people can go and cool off. You can go to the Coralville Public Library, the Recreation Center, the Center for the Performing Arts (CCPA). There will also be a lot of cooling stations for RAGBRAI. City Hall will be open and they are showing movies throughout the day at the CCPA. Both pools will be open and the first aid station will be at Northwest Junior High School.

City Attorney Kevin Olson welcomed Michael Devlin as the new owner of the Iowa Heartlanders. Devlin is current owner of the Des Moines Buccaneers in the USHL, which is the same hockey league as the Cedar Rapids Rough Riders. Olson is confident local ownership will bring a lot of changes for the better.

Councilperson Mike Knudson just renewed his season tickets and is excited about the Heartlanders' new local ownership. There are still plenty of good seats available. Knudson asked everyone to be careful driving during RAGBRAI and encouraged people to avoid driving if they can with all the bike traffic that will be everywhere in town. Knudson reported he had worked with the Brown Deer Club House for a recent event that worked out fantastic and encouraged people to use the beautiful facility for their functions.

Councilperson Hai Huynh thanked City staff for getting ready for RAGBRAI and the 30,000 to 50,000 extra people staying overnight. Huynh hopes everyone feels the welcome, inclusiveness and warmth that Coralville is known for. Huynh thanked staff at the library for all their work on the wheat pastings project. The wheat pastings that can be found throughout Coralville will last three months to a year and she encouraged everyone to check them out as. Huynh reported they are still need and are signing up volunteers for RAGBRAI.

Councilperson Keith Jones agreed with everything Huynh said. Jones is excited they are moving the Driver Licensing Station to Coralville which will be a nice thing for residents.

Councilperson Laurie Goodrich was wearing the RAGBRAI volunteer tee-shirt to remind everyone they can still sign up to volunteer on coralvilleragbrai.com and they can come to S.T. Morrison Park on Saturday morning in front of the Recreation Center to help put everything away.

Huynh notified everyone the Coralville Community Food Pantry summer lunch will not be provided on the Friday of RAGBRAI. They will be providing food for RAGBRAI riders and you are welcome to come down and pay for a meal.

Motion by Goodrich, seconded by Jones to adjourn at 7:01 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk