

**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, August 8, 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, Gross, Jones, Huynh. Absent: Goodrich.

The following Staff were present: City Attorney Kevin Olson; Deputy City Administrator Ellen Habel; Finance Director Melissa Christianson; City Engineer Scott Larson; Community; Police Chief Shane Kron; Director of Parks & Recreation Sherri Proud; Production Assistant Grant Bullert; Communications Specialist Jon Hines; and City Clerk Thorsten J. Johnson.

Motion by Jones seconded by Huynh to approve the agenda. Ayes: 4. Absent: 1. Motion carried.

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

Mayor Meghann Foster presented a Certificate of Appreciation to West Music for their significant contributions to the Community. Chairman of the Board Steve West and President Ryan West accepted the Certificate on behalf of West Music. Steve West introduced himself as the second generation of West's and his son Ryan West as the third generation. Steve West thanked the Mayor for presenting them with the Certificate. Steven West recalled around fifty years ago they were urban renewal-ed out of Iowa City and they moved to Coralville, which was not cool at the time. Fortunately, now it is. They had no idea what would happen to the future of West Music or Coralville but they have both done very, very well over the last 50 years. Steve West is very proud of what has been accomplished in Coralville and with their partnership with West Music. Steve West acknowledged City Administrator Kelly Hayworth has not only been a friend over the last 35 years but has been an incredible person to help facilitate and allow West Music to grow not only at their 5th Street location but also at their New World Fulfillment Center to the west. Coralville has been very business friendly which has allowed West Music to continue to grow and enable them to continue their employments and hire more people. Ryan West noted the Celebration is looking at a great history as well as a bright future adding the 4th generation of Wests are here tonight that hopefully will continue West Music's presence and commitment to the Coralville community by continuing to grow and continuing the same spirit, they have had the last 50 years in Coralville and they look forward to a bright future. Three generations of the West family had their picture taken with the Mayor.

There were no community comments.

CIVCO PROJECT URBAN RENEWAL PLAN ~ PUBLIC HEARING

City Attorney Kevin Olson reported Johnson County and the Clear Creek Amana Community School District were notified the Consultation would be held at 2:00 PM on Monday, July 24th. No representatives for either entity showed up for the Consultation.

Foster declared this the time for a public hearing on the proposed Amendment No. 15 to the Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area. There were no public or written comments. Foster closed the public hearing.

After the resolution was read, Councilperson Mike Knudson asked where this is located. Olson explained this property is already located in the Urban Renewal Area and the Amendment only adds the project to the Urban Renewal Plan. The property is located across from Lowes and south of Highway 6. It is currently owned by the Altmaier family. Deputy City Administrator Ellen Habel added the Council approved a land use change for the property at the last Council Meeting. Knudson didn't realize they were

giving this project developer a 15% rebate. Olson clarified the 15% rebate is over a 15-year period and City Administrator Kelly Hayworth went over this at a work session a few months ago. Olson wasn't sure if Knudson was present. Olson reported the Development Agreement will be on the next Council Meeting's agenda and will be included in the Council's packet. Knudson asked if in exchange for the rebate the project will be bringing in jobs. Olson responded in exchange for the rebate they will have to hold a certain number of jobs and make sure their property taxes are paid during the rebate period. Foster asked if the agreement will include a certain number of jobs at a certain wage rate. Olson responded yes both will be detailed in the agreement. They will have to prove they have the agreed upon number jobs and salaries each year. Foster noted this is similar to agreements in the research park. Olson agreed noting the WestCor Drive cancer research business agreement required salaries in the \$70,000.00 to \$80,000.00 range. Knudson asked about the formula used to determine if the agreement is worth the amount of the rebate. Olson responded this agreement will require the new building have a minimum value of \$15,000,000.00. Knudson asked when a rebate is given how do they determine the number of jobs and their salary is worth the cost. Olson responded it is similar to the State formula used for this type of jobs deal. Habel added the rebate is based on the increment added to the present property value. Olson stated the property is currently ag land and not bringing in a lot a tax money.

RESOLUTION NO. 2023-145

Resolution approving Amendment No. 15 to the amended and restated Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

HYATT REGENCY CORALVILLE HOTEL & CONFERENCE CENTER RENOVATIONS ~ PUBLIC HEARING

Foster declared this the time for a public hearing for taking action on the proposal to enter into one or more Lease Purchase Agreements or Loan Agreements in a principal amount not to exceed \$5,000,000.00 for improvements to and equipment for the City's hotel and conference center. There were no public or written comments. Foster closed the public hearing.

After the resolution was read, Knudson asked if this amount was expected and not over budget. Olson responded this is not adding onto any numbers they had before. Habel added this insures they have the correct loan amount needed for the project. Knudson asked if the project on schedule. Olson reported the room renovations are done and they are now working on the bar and coffee area renovations. There will then be a pause in the work over the football season after which they will renovate the restaurant space. Completion for the entire project will be in April. Habel corrected Olson stating it will be done in February or March. Knudson asked if the renovated Bar and Coffee area will be open in time for football season. Habel responded that area will be open by Labor Day. Foster reported the rooms looked amazing when the CHC had a tour. Knudson asked if they had any feedback about the rooms. Foster responded people haven't been happy with the noise during the renovation but the hotel has been worked very hard to accommodate guests by limiting the bulk of the construction for when people are out of their rooms during the day. Habel noted the Hyatt had a couple of really busy weeks recently with a lot of Wyffels Hybrids' representatives meeting there and RAGBRAI and the Anime Convention during the last weekend of July. Habel believes the new rooms are very popular and the hotel is getting very good feedback.

RESOLUTION NO. 2023-146

Resolution determining to proceed with the entering into one or more Lease Purchase Agreements or Loan Agreements in a principal amount not to exceed \$5,000,000.00 for improvements to and equipment for the City's hotel and conference center and taking action thereon, was introduced by Gross, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

SEWER REVENUE BONDS ~ PUBLIC HEARING

Foster 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. Foster closed the public hearing.

RESOLUTION NO. 2023-147

Resolution taking additional action to enter into one or more Sewer Revenue Loan Agreements in the amount not to exceed \$11,000,000.00, was introduced by Huynh, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

WELL 10 RECASING 2021

Motion by Jones, seconded by Gross to approve Pay Estimate #6 FINAL from Northway Well & Pump Co. for the Well 10 Recasing 2021: \$33,057.30. Motion carried.

After the motion was approved, Knudson asked why the Council had to approve the Pay Estimate if the project is already done. Olson responded construction contracts for projects require Council approval of every payment and this one is for the retainage that is payable 30-days after the project is accepted as completed. Knudson asked why this one couldn't go on the consent. Olson responded when they do the acceptance, they don't put the final payment on the consent and the project bonds or warranties start when the project is accepted as completed. After the resolution was read, Councilperson Keith Jones asked if the large amount of rust on Liberty Lane came from this project and if there is any way to get rid of it. City Engineer Scott Larson responded the rust did come from the project and will eventually go away but he will ask the Water Department if anything can be done to get rid of it sooner. It was noted Pay Estimate #6 FINAL for \$33,057.60 is the total owed for retainage and will be paid 30-days after its approval.

RESOLUTION NO. 2023-148

Resolution accepting the Well 10 Recasing 2021 as completed, was introduced by Jones, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

SPEED ZONES AMENDMENT

After the Ordinance was read, Foster thanked Larson for all the work, time and effort he put into this ordinance and how thoughtful he was bringing his recommendations to the Council and addressing the community's concerns at the work session. Foster asked if anyone spoke with Johnson County about the speed limits on their portion of these roads. Olson responded they have and asked Larson who spoke with Johnson County Engineer Greg Parker to give a report. Larson received concurrence with Parker about the proposed speed limit changes. They will also approve these changes at their next two meetings and may get them approved a little ahead of Coralville. Larson state they are planning ahead assuming both entities approve the speed limit changes on or before August 22nd and will be ready to change the speed limit signs on August 23rd. On the week leading up to the changes, they will deploy message boards and issue a press release indicating these changes are coming. Larson warned they may not have enough signs to place them everywhere they want. Ideally the signs would be placed at the same frequency that is in the denser parts of the city, for people pulling onto the roads from the side streets. They will have enough to make the basic changes they need to have. Jones noted this is a perfect example of how municipal government should work with respectful comments from citizens and then hard work by City staff to come up with an end result that is sensible and really helps the people. Jones feels good they were able to get this done. Foster agreed this is the way it should work by having community members come to the Council with a concern, working on it together and coming up with a solution that is practical, well thought out and researched. Gross thanked Julie Fitzpatrick for organizing the constituents and he thanked Larson for the way he handled it from the City's standpoint.

ORDINANCE NO. 2023-1010 an Ordinance amending Section 63.01 of the Core of Ordinances of the City of Coralville establishing Special Speed Zones, was introduced by Knudson, seconded by Gross for 1st consideration. A roll call vote was taken. Motion carried.

Motion by Huynh, seconded by Jones to collapse the 2nd and 3rd readings of Ordinance No. 2023-1010 at the August 22, 2023 Council Meeting. A roll call vote was taken. Motion carried.

IOWA RIVER LANDING RETAIL LEASES

After the resolution was read, Knudson reported visiting the Allspice in Des Moines and it is a cool store and he is very excited it is coming to Coralville. Gross noted the store is called a Culinarium. Alternate proposals are due September 11, 2023 and the public hearing will be September 12, 2023.

RESOLUTION NO. 2023-149

Resolution of intent to dispose of an interest in real property and solicit alternate proposals for the leasing of 901 E. 2nd Avenue, Suite 105, Coralville, Iowa, was introduced by Gross, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2023-150

Resolution approving a Lease Termination Agreement with MDJD Aesthetic Practices and Transformations, Inc. (d/b/a Skin Body Soul), was introduced by Huynh, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

PROPERTY/LIABILITY/AUTO INSURANCE CONTACT UPDATE

RESOLUTION NO. 2023-151

Resolution appointing Lynn Knight and Kelly J. Hayworth as the individuals to represent the City with the Iowa Communities Assurance Pool, was introduced by Jones, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the July 25, 2023 Coralville City Council Regular Meeting.
- b) Approve Class C Beer Permit with Sunday Sales for **Trader Joe's #728**: Eff. 09/01.
- c) Approve Class C Liquor License with Sunday Sales for **Chili's Southwest Grill**: Eff. 09/05.
- d) Approve payment to **Axiom Consultants LLC** for West Bank Construction Reports for the Hyatt Regency Coralville Renovations (#5048): \$500.00.
- e) Approve payment to **Larkspur Ecological Restoration** for 15% of the project bid for the timber stand improvements in the Dovetail Recreational Area (#043): \$1,125.00.
- f) Approve payment to **Nutri Ject Systems, Inc.** for biosolids transferred and land applied 7/17-25/2023: \$48,309.22.
- g) Approve payment to the **United States Geological Survey** for Annual Streamgaging Operation and Maintenance (#91084935): \$11,501.00.
- h) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) 2023 Bridge Inspections (#2) \$2,667.50
 - ii) Oakdale Blvd Force Main Improvements – Design Services (#7) \$21,728.56
 - iii) Kempf Lift Station Abandonment – Design Services (#8) \$95.00
- i) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **WCS Construction** for Landlord related design improvements for the Gym work/corridor and storage at Lot G (Draw #1): \$28,984.50.

- j) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Pappageorge Haymes Partners** for April 2023 IRL Master Planning, LOD's & CAD Services (136553): \$2,550.00.
- k) Approve a \$25,000.00 contribution to the **Metropolitan Planning Organization of Johnson County (MPOJC)** for Coralville's share of a Rapid Transit Study by the consultant team of Felsburg Holt & Ullevig (FHU) with Nelson Nygaard.
- l) Approve Bill List for August 8, 2023.

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

Deputy City Administrator Ellen Habel congratulated City Administrator Kelly Hayworth on the 35th Anniversary of his employment with the City of Coralville. Habel announced there are \$5,000.00 grants available for businesses through Next Door and the NAACP and there is a link and more information for the application on the Coralville website www.coralville.org. Habel announced 5th Street will be closed from 7th Street to 18th Avenue starting Thursday, August 10th and ending August 21st so it is reopened in time for school to start. Business access will be maintained but only from the east end. This project is in preparation for the reconstruction of 5th Street next summer.

Mayor Meghann Foster congratulated City Administrator Kelly Hayworth on 35 years of working on behalf of the citizens of Coralville. Our community would not be what it is today without his vision and drive to see that this City is very special and has a lot to offer. Foster grateful that we have had him helping us build this community into what it is today and the opportunity to work beside him. Foster is also grateful to have Hayworth and his family be a part of this community. Foster thanked everyone who helped make RAGBRAI a success including the Convention & Visitors Bureau, Director of Parks & Recreation Sherri Proud, our entire City staff and all the volunteers. Foster noted RAGBRAI was incredible and things went very smoothly even with the weather situation. Foster admitted being nervous when the skies went dark but she knew we had a plan in place, were prepared and have the best staff and the people working for Johnson County Emergency Management who were on top of things. Everyone was evacuated into a safe space and Foster has heard nothing but positive feedback. Foster reported she and Huynh attended the Immigrant Entrepreneur Summit at the Kirkwood Regional Center. It is a great event designed for individuals new to our country to learn about financial institutions and everything needed to start a business. This is important because there are individuals who come to this country with skills, drive and want to start their own business but they need help navigating the ropes, paper work and systems to get their business started. Foster is glad that Johnson County values our immigrant and BIPOC entrepreneurs and are working very hard to make sure we provide opportunities for anybody to come and start a business in this community and thrive. Foster thanked the speakers, sponsors and the Regional Center for this event.

City Attorney Kevin Olson noted City Attorney Don Diehl sends his regrets for being under the weather and not being able to be here tonight. Hopefully we will see him here in two weeks.

Councilperson Keith Jones agreed with all Foster said and agreed it is always great to see how Coralville rallies for RAGBRAI even though this year had unusual weather. Jones thanked the Coralville Police and Fire Departments and specifically Police Lieutenant Kyle Nicholson for organizing "National Night Out." It was a great event and he got to spend some time with Councilperson Mike Knudson visiting three sites. It is always a fun event and great to see neighborhoods come together. Since Councilperson Laurie Goodrich wasn't at tonight's meeting, Jones invited everyone to attend a 150th Celebration Event happening at the Coralville Public Library from 6:00 PM to 7:30 PM on Thursday night. It is "Growing Up in Coralville and Starting a Business" moderated by Nate Kaeding with Ben Kinseth, Sean Pearl and Matt Swift. They will discuss their memories of Coralville, going to Northwest Junior High School and West High School and starting businesses and being successful in the community. Jones reported the 150th Celebration Committee met today and have started planning for the big birthday celebration on Sunday, October 1st at the Xtreme Arena. Details will be worked out and refined over the next month. This will be a community event and Jones encouraged everyone to come to the Xtream Arena that Sunday afternoon to celebrate Coralville's 150th Birthday.

Councilperson Hai Huynh echoed what Foster and Jones said about RAGBRAI and recognized and thanked City staff and the community for rallying to make Coralville a welcoming community for 50,000 guests. Huynh reported Summer Lunch at the Food Pantry is in its last week and thanked staff at the Recreation Center and the Iowa City Community School District for partnering with the Coralville Community Food Pantry to make it successful. Huynh invited everyone to the Summer Lunch this week if they have not made it for this 10-week program. They are having local restaurants serving the lunches this week. Today they had Slammin Jammin Wings, tomorrow will be 30hop, Slammin Jammin Wings will come back Thursday and the Iowa Athletic Club will provide food Friday. They hope to sustain this program for every summer after this. In order to do that, the Food Pantry is asking for continued support from the Recreation Center and Iowa City Community School District. Huynh noted they are making a Community Cookbook for the 150th Anniversary and there is a form available on the Coralville Public Library website or Coralville Community Food Pantry website and they are asking people to provide a story related to their recipe. They hope this cookbook will reflect the diversity of the community, The deadline for recipes is August 31st and she urged her colleagues, Mayor and staff to submit recipes.

Councilperson Mitch Gross appreciated everyone participating in RAGBRAI, congratulated City Administrator Kelly Hayworth and thanked the Mayor for her well said statement. Gross noted it is great seeing new neighborhoods being added to "National Night Out" and he and Councilperson Hai Huynh attended one put together that day that had food from three different continents. Gross commented on a newspaper article reporting certain books are being removed from Iowa school libraries so he wanted to remind people that student ID cards will work as your City library card at the Coralville and Iowa City libraries. So, if a book is not available at your school you can take your student ID card and go to either of those libraries to make sure you get the books that you want to check out. Gross asked about scheduling SEATs rides to get to the new Iowa DMV Coralville location; if that is all that is happening and can anybody access it. Foster responded yes anyone can access that service and they need to contact the Johnson County Mobility Coordinator to schedule a ride. Gross asked how that is being advertised. Foster thought through Johnson County Social Services and there is information on Coralville's website. There was also a social media post about it. Habel added those are the primary ways it is being communicated and the City did a news posting that was sent out to everyone who was signed up including all the media organizations.

Councilperson Mike Knudson agreed completely that RAGBRAI was an amazing event and wanted to especially thank Police Chief Shane Kron and the Police Department for keeping people safe and gave a special thanks to Director of Parks & Recreation Sherri Proud and her staff.

Motion by Huynh, seconded by Jones to adjourn at 7:13 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk