

**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**

An **Electronic Special Meeting** (pursuant to Iowa Code Section 21.8) of the City Council of the City of Coralville, Johnson County, IA was held Tuesday, August 25, 2020 at 6:30 PM because a meeting in person is impossible or impractical due to concerns for the health and safety of Council Members, Staff and the Public presented by COVID-19. Until further notice all our Council Meetings will be held electronically only. Recorded webcasts of this meeting are on Mediacom 118-8 and on-demand at www.coralville.org/coralvision.

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

The following staff was present electronically via Zoom: Director of Parks & Recreation Sherri Proud, Police Chief Shane Kron;

The Following Staff were present at City Hall: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; Community Development Director Dave Johnson; Communications Specialist Jon Hines and City Clerk Thorsten J. Johnson.

Motion by Goodrich, seconded by Foster to approve the agenda amending item 16a to read "Approve minutes for August 18, 2020 Coralville City Council Special Meeting." Motion carried.

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

There were no citizen or written comments.

OFFICIAL ZONING MAP ~ PUBLIC HEARING

Community Development Director Dave Johnson reported this was done with the assistance of Planning Intern Asmita Poudel. Poudel interned with the City from May 25th to August 5th and is a University of Iowa student from the School of Planning & Public Affairs. This was a significant research project and without Poudel and the program's assistance and dedication this project could not have been completed in this short of a time and Johnson is thankful to both of them. This project did not rezone anyone's property. It updated and corrected zonings that had been previously approved by the Planning & Zoning Commission and City Council. Poudel went back ten years through all the rezonings that happened in Coralville and she found a little over forty anomalies and clarifications that needed to be made to the map. Johnson was excited how this new map will help the residents and the development community in Coralville. The Johnson County Property Information Viewer, which is the public GIS data base that much of the real estate and development community uses. Currently Iowa City and some more rural communities have all of their zoning districts on it but Coralville does not. After the map is approved it will be placed on the Building Department web page and the GIS data will be shared with Johnson County to be published on the Property Information Viewer so real estate agents, appraisers and developers will be able to find the zoning and overlay district information in one location. The Planning & Zoning Commission voted 6-0 to recommend approval of the New Official Zoning Map for the City of Coralville.

Mayor John A. Lundell declared this the time for a public hearing on the Revised Official Zoning Map. There were no public or written comments. Lundell closed the public hearing.

After the ordinance was read, Councilperson Meghann Foster asked how often the map will be updated. Johnson responded he plans to update the information of the City website quarterly and he will share the data in real time with Johnson County as the Planning & Zoning Commission and Council approve the rezonings by sharing the CAD file that is submitted to the City to keep their map updated.

ORINANCE NO. 2020-1009 An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, by adopting a New Official Zoning Map for the City of

Coralville, Iowa, was introduced by Foster, seconded by Goodrich for 1st consideration. A roll call vote was taken. Motion carried.

OFFICIAL LAND USE MAP ~ PUBLIC HEARING

Johnson credited Poudel and the University of Iowa School of Planning & Public Affairs for their work on this project which involved integrating the 2016 West Land Use Plan Map with the Community Plan, 2014 Edition Land Use Map. This creates a singular source of information for residents and the development community, helps eliminate confusion and adds a more transparency to what the City is doing while improving the level of service. Poudel went back about 10 years to research all the Land Use amendments. There were no changes to the Land Use plan. This was an update of the Land Use Map and consolidation with the West Land Use Map with land uses previously approved by the Planning & Zoning Commission and City Council and a little over 40 anomaly corrections and clarifications. The Planning & Zoning Commission voted 6-0 to recommend approval of the New Official Land Use Map for the City of Coralville.

Lundell declared this the time for a public hearing on the Revised Official Land Use Map. There were no public or written comments. Lundell closed the public hearing.

ORINANCE NO. 2020-1010 An ordinance amending the Coralville Community Plan, 2014 Edition, by adopting a New Official Land Use Map for the City of Coralville, Iowa, was introduced by Gross, seconded by Dodds for 1st consideration. A roll call vote was taken. Motion carried.

LOT 6, CORAL RIDGE COMMERCE PARK PHASE SIX ~ PUBLIC HEARING

Community Development Director Dave Johnson reported a site plan was recently approved by the Planning & Zoning Commission and the City Council for Lot 6, Coral Ridge Commerce Park Phase Six, but the developer came with large enough changes he had to bring them back to the Planning & Zoning Commission and City Council for approval. The developer switched the positions of the north and south buildings with the south building now having the patio structure instead of the north one. The building foot prints are the same and there is a surplus of 16 parking stalls based on the retail and restaurant uses proposed. The elevations and materials are the same but they changed from a brown color scheme to black and gray. A cedar patio structure has been added to the patio area. Johnson noted Ben Logsdon from Build to Suite was in attendance if they had any questions. The Planning & Zoning Commission voted 6-0 to recommend approval of the Amended PUD-B Site Plan for Lot 6, Coral Ridge Commerce Park Phase Six.

Lundell declared this the time for a public hearing on the Amended PUD-B Site Plan for Lot 6, Coral Ridge Commerce Park Phase Six. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2020-146

Resolution approving the Amended PUD-B Site Plan for Lot 6, Coral Ridge Commerce Park Phase Six, Coralville, Iowa was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

SCANLON FARMS/SOUTH RIDGE ~ PUBLIC HEARING

Community Development Director Dave Johnson reported the Planning & Zoning Commission and City Council recently approved a land use change for this 3.49-acre parcel of the Scanlon Farms/South Ridge development to Neighborhood Commercial Use, but now the developer has a mixed-use concept for this parcel that he would like to have approved. The concept plan is for mixed use buildings with commercial on the first floor and residential on the second and third floors. This is designed to support the surrounding 208-acre mixed residential development with daily shopping service and convenience needs. The architecture will be complimentary to the overall development scheme which will be reviewed when a

PUD Site Plan is submitted. The Planning & Zoning Commission voted 6-0 to recommend approval on amending the Land Use of a 3.49-acre portion of Scanlon Farms/South Ridge from Neighborhood Commercial Use to Mixed Use.

Lundell declared this the time for a public hearing on amending the Land Use of a 3.49-acre portion of Scanlon Farms/South Ridge from Neighborhood Commercial Use to Mixed Use. There were no public or written comments. Lundell closed the public hearing.

ORDINANCE NO. 2020-1011 An ordinance amending the Coralville Community Plan to reflect certain property generally known as a portion of Scanlon Farms/South Ridge, Coralville, Iowa to be designated Mixed Use in place of Neighborhood Commercial Use, was introduced by Goodrich, seconded by Gross for 1st consideration. A roll call vote was taken. Resolution declared adopted.

VACATION ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on the vacation of that certain utility easement on Lot 1, Heartland Plaza, Part Eleven. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2020-147

Resolution vacating a portion of that certain Public Utility Easement on Lot 1, Heartland Plaza, Part Eleven, Coralville, Iowa, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

IRL CONDUIT LEASE AGREEMENT ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on a City Conduit Lease Agreement with Unite Private Networks, LLC. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2020-148

Resolution approving a City Conduit Lease with Unite Private Networks, LLC, was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

MASTER CO-LOCATION SHARED SERVICES AGREEMENT ~ PUBLIC HEARING

Lundell declared this the time for a public Hearing on a Master Co-Location Shared Services Agreement with Imon Communications, LLC. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2020-149

Resolution approving a Master Co-Location Shared Services Agreement with Imon Communications, LLC, was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

SOLID WASTE COLLECTOR'S PERMIT

ORDINANCE NO. 2020-1008 An ordinance creating a Solid Waste Collector's Permit in the City and adopting rules and regulations, was introduced by Goodrich, seconded by Foster for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

IOWA COVID-19 GOVERNMENT RELIEF FUND

After the resolution was read, City Administrator Kelly Hayworth appreciated the Governor's action to share these funds and the City anticipates being able to get reimbursement for all of the funds available to it. Asst. City Administrator Ellen Habel added the first application for the period of March 1st through July 30th is due September 15th and the State hopes to turn those around fairly quickly. The next application is due either October 1st or 15th for the next period. The City can continue claiming all the way through December if needed and 25% of all public safety costs can be reimbursed which should allow us to recuperate most of the expenses to get to the \$529,000.00. You cannot get reimbursed for anything covered by FEMA and you are required to apply to FEMA first for anything FEMA eligible. Foster clarified this will cover City expenses and does not cover losses in revenue due to the pandemic.

RESOLUTION NO. 2020-150

Resolution requesting reimbursement from the Iowa COVID-19 Government Relief Fund, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS

After the first resolution was read, Hayworth noted the rules were changed this year so the City was able to apply and Habel got on top of this so we could get the application out quickly. The grants were first come first serve this year and with the help of Coralville residents on the first item we were able to apply for both this year. Habel stated the City is excited to be able to receive funds for both these projects and thanked the Iowa Economic Development Authority for making the changes allowing Coralville to access the funds. Homeowners had to be identified this year before applying for the Owner-Occupied Housing Exterior Rehabilitation Program which crunched us for time since we wanted to get one of the first applications in. We did not have to identify Homebuyers for the Homebuyer Assistance Program application but as we get more information we will advertise for that opportunity. The City is working with ECICOG for both of these programs but they are located in Cedar Rapids and just got their internet service back. There will be more information for the Council and public in the near future. Because of the work put in during the application process they expect to get these programs running in a short time frame of about six weeks. Goodrich commented these are significant funds for homeowners and homebuyers and she thanked Habel for her work to make this possible. Habel thanked Goodrich and noted this is for 11 homes and is a significant step in the City's affordable housing efforts. Foster asked Habel to explain the income guidelines and Habel responded it is the HUD guidelines, which she didn't have in front of her but when they put out the information about participating that will be part of it. Information will be on the Coralville website, press releases and social media. Those interested can look for it there or they can call City Hall and we will take their name and number. Foster thanked Habel for all of her work on this. Gross asked if before and after pictures can be posted showing the changes to the homes of people who have participated. Habel said they could but the people have already been identified for the Owner-Occupied Housing Exterior Rehabilitation Program prior to applying as required.

RESOLUTION NO. 2020-153

Resolution authorizing and directing the Mayor to execute and sign that certain Iowa Economic Development Authority Community Development Block Grant (CDBG) Contract No. 20-HSBG-03, was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-152

Resolution authorizing and directing the Mayor to execute and sign that certain Iowa Economic Development Authority Community Development Block Grant (CDBG) Contract No. 20-HSG-010, was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

Hayworth reported President Kevin Sanders of the Iowa City NAACP let him know Betty Andrews, Iowa/Nebraska NAACP is not able to attend tonight's Council Meeting, so the Discussion of a potential partnership with the NAACP and a proposed Coralville Police Community Relations Ordinance will be rescheduled for a later meeting when she can be available. Hayworth reported Sanders and two of the

Iowa City NAACP's board members met with Department Heads and the Mayor at last week's Management Team Meeting where he informed them of resources the NAACP has available and their ability to help recruit when the City is looking for new employees or board and commission members. They are working in to update their model for the Police Community Relations Ordinance, so the City will wait to hear from Andrews on whether it wants to proceed with the current ordinance and adopting any changes at a later date or if they should wait. Lundell was impressed with Sanders, his colleagues and their presentation on all they have to offer and he is anxious to hear from Andrews with the Council. Sanders was complimentary of Police Chief Shane Kron and appreciated working with him over the summer months. Foster asked for some highlights about the NAACP's available services. Hayworth responded recruitment is one and this is an area the City has struggled with for several years. Training is another be it within the NAACP or recommending training from others. They help community members when they have issues with local or state government by looking objectively into their complaints. Lundell added the NAACP has a hundred years of experience working with communities. Foster was excited by their experience and resources and a potential partnership. For the audience, Goodrich asked what the NAACP stood for and Gross responded it stands for the National Association for the Advancement of Colored Persons and he gave some of the history behind the organization

MOTION BY DODDS, TO APPROVE CONSENT CALENDAR items a-o inclusive with item a as amended:

- a) Approve minutes for the August 18, 2020 Coralville City Council Special Meeting.
- b) Approve **transfer** of Special Class C Liquor License (Beer/Wine) for **Chez Grace**: Eff. 09/01. (Moving from 89 2nd Street #3 to 424 6th Avenue, Suite 101.)
- c) Approve Class E Liquor License with Sunday Sales for **Kum & Go #521**: Eff. 09/15.
- d) Approve Class B Liquor License with Outdoor Service and Sunday Sales for **SpringHill Suites Coralville**: Eff. 9/15.
- e) Approve Class E Liquor License with Sunday Sales for **Hy-Vee Food Store #2**: Eff. 9/15.
- f) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Hy-Vee Market Grille**: Eff. 9/15.
- g) Approve payment to **Trumbull Consulting** for:
 - i) 50% Commission upon completion for DME Sleep Store Expansion Space (#06012150): \$4,182.75
 - ii) 50% commission upon signing for Skin Body Soul MedSpa (#06012151) \$9,262.50
- h) Approve payment to **Tyler Technologies, Inc.** for New World Annual Maintenance Contract and Licenses (#045-306121): \$38,189.67.
- i) Approve payment to **The Northway Corporation** for Dewatering Well #1 Emergency Repairs (#15997): \$16,207.10.
- j) Approve payment to **Landscaping Solutions of Iowa LLC** for Iowa River Landing – N. of E. 9th Street Landscape Enhancements #4 (#272): \$29,619.54.
- k) Approve Pay Application #2 to **Western Specialty Contractors** for waterproofing project at IRL West Ramp (#) \$106,400.00.
- l) Approve payment to **Sustainable Landscape Solutions LLC** for the Highway 6 Plant Replacement Project (#2196): \$6,387.25.
- m) Approve payment to **CivicPlus** for the annual SSL Certificates and fees for the City, CCPA and Brown Deer websites (#45135): \$16,961.99.
- n) Approve Pay Application #1 to **Wagner Construction Services** for the tenant build out of IRL Winestyles Addition: \$58,560.00.
- o) Approve Bill List for August 25, 2020.

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

City Administrator Kelly Hayworth reported the Special Election to fill the vacant City Council seat is set for Tuesday, September 29th and anyone interested in running needs to file a petition of 25 signatures with the Johnson County Auditor's office by September 4th at 5:00 PM. The City will send out a press release and have the information of the website and social media. Hayworth reminded people the

Auditor's office is closed so candidates will need to call or email to ask questions or make an appointment to drop off their petitions which need to be done in person. Hayworth reported the Streets and Solid Waste Department along with help from the IDOT have been through the whole City twice now to pick up storm debris. Hayworth reminded everyone the drop off location on James Street for debris is still open. The City will now switch to having residents call or email the City if they need debris picked up. This service will be provided through September 11th along with the drop site. A local contractor has purchased a new tub grinder which turns piles of brush into chips and he asked to test it out on the City's brush pile today. He made it through half of one of the smaller piles in no time flat. Streets & Solid Waste Superintendent Eric Fisher will work with the contractor to do all the brush piles. Hayworth thanked Fisher for coordinating cleanup efforts along with the volunteers and Iowa Department of Transportation who have helped the City get to this point. Hayworth showed the Council a video of Goodwill's first packaging of soy oil for their first contract. They are shipping it to Ethiopia. September 17th is the ribbon cutting for the Xtream Arena and GreenState Family Fieldhouse at 4:00 PM followed by an open house and on Sunday, September 20th in the afternoon there will be a community open house. Hayworth noted in September you can play pickleball for free in the GreenState Family Fieldhouse.

Mayor John A. Lundell thanked Fisher, City employees, the IDOT and the community at large for their work on the storm cleanup. Lundell offered his condolences to the family of Mel Stahmer a former mailman in Coralville and very involved in the political and local scene who passed away from COVID-19. Lundell congratulated and wished Police Sergeant Tim Vest well on his retirement after 28 years of service which included time with the Cedar Rapids Auxiliary and Johnson County.

City Attorney's Don Diehl and Kevin Olson had nothing to report.

Councilperson Jill Dodds had nothing to report.

Councilperson Mitch Gross congratulated Police Sergeant Tim Vest on his retirement. Gross offered his condolences to the family of Mel Stahmer. Gross met with Stahmer's children in S.T. Morrison Park and they asked him to let people know once again COVID-19 is no joke and to follow social distancing and wear a mask. Gross asked for a discussion on providing transportation to polling places especially for the November election.

Councilperson Meghann Foster offered her condolences to the family of Mel Stahmer. Foster reported on Saturday, August 29th the Community Kickback Event will take place from 11:00 AM to 3:00 PM and it is a voter registration drive. There will be free food, music, games and back to school haircuts. Physical distancing and facemasks are required. Foster asked to place the Council's housing document on the Work Session one last time to finalize it. Foster asked Gross to introduce her to pickleball.

Councilperson Laurie Goodrich encouraged people to watch Kevin Burt perform in the Iowa River Landing tomorrow evening at 6:00 PM. Goodrich reported the Coralville Arts Commission toured the Arena and it is amazing to have this facility in our community. Goodrich looks forward to the open house.

Lundell noted currently there isn't any information about Coralville's Special Election on the Johnson County Auditor website but he is sure there will be soon. There is a link to the nomination petition and affidavit for candidacy for the September 1st Tiffin Special Election which are the same documents candidates for Coralville's election will need. Those interested can download those documents to get a jump on signing up for the election. Habel added the Iowa Secretary of State website has those documents and a candidate's guide. Choose the nomination petition and affidavit of candidacy for non-partisan city elections.

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

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk