

**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 Meeting** (pursuant to Iowa Code Section 21.8) of the City Council of the City of Coralville, Johnson County, IA was held Tuesday, September 8, 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: City Engineer Dan Holderness

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; Finance Director Tony Roetlin; Communications Specialist Jon Hines and City Clerk Thorsten J. Johnson.

Motion by Goodrich, seconded by Gross to approve the agenda. Motion carried.

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

Mayor John A. Lundell proclaimed October 3, 2020 as "Americans with Disabilities Act Day." There was no one to accept the proclamation but it will be delivered to the appropriate person. Lundell added on October 3rd from 2:00 PM to 4:00 PM there will be various activities to celebrate the day.

During citizen comments, Barry Bedford addressed the Council stating he is running for the vacant Council seat. Bedford noted the Council is facing financial stability and budget issues caused by the COVID-19 pandemic, derecho and loss of Hotel/Motel Tax revenue; social and racial justice issues and the community's lack of trust in the police and government. Improving communication is an important part in repairing that trust. Bedford wants to address limited transportation availability for those working late shifts or needing to go cross town and affordable housing. Bedford has 28 years of Police Chief experience in preparing department budgets, 43 years of police experience in problem solving and conflict resolution He is a certified life coach and an expert witness in police practices for legal cases filed in federal court. Bedford stated he is committed to making Coralville the very best it can be.

IOWA RIVER LANDING RETAIL LEASE ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on intent to dispose of an interest in real property and soliciting alternate proposals for the leasing of Unit C101, IRL Part Two Condominiums. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2020-153

Resolution approving the disposition of property and approving a Lease Agreement with Skin, Body, Soul Erica Parish-Valdez, LLC, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

OFFICIAL ZONING MAP

After the ordinance was read, Lundell noted this new Zoning map will not change any current zoning.

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 Gross, seconded by Dodds for 2nd consideration. A roll call vote was taken. Motion carried.

OFFICIAL LAND USE MAP

After the ordinance was read, Lundell noted will not change any of the current land use for properties.

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 Dodds, seconded by Gross for 2nd consideration. A roll call vote was taken. Motion carried.

SCANLON FARMS/SOUTH RIDGE

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 Foster for 2nd consideration. A roll call vote was taken. Motion carried.

CLEAR CREEK TRAIL PHASES 6 & 7

Motion by Gross, seconded by Goodrich to approve Change Order #8: +\$61,279.45; and Pay Estimate #14 FINAL: \$9,882.44; to **Iowa Bridge & Culvert** for Clear Creek Trail Phases 6 & 7. Motion carried.

After the resolution was read, Councilperson Laurie Goodrich stated this is a beautiful trail and she cannot wait until the IDOT finishes connecting it to Tiffin's trail and using the it more.

RESOLUTION NO. 2020-154

Resolution accepting the Clear Creek Trail Phases 6 & 7 as completed, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER TRAIL – ROCKY SHORE DRIVE TO CLEAR CREEK PROJECT

City Engineer Dan Holderness reported three bids were received by the Iowa Department of Transportation (IDOT) on September 18th and the low bid is from Peterson Contractors, Inc. at \$1,250,395.65. This is 23% above the engineer's estimate and staff will be negotiating to remove some cost saving elements while maintaining the project's goals. Staff recommends accepting the low bid with IDOT concurrence. The project connects the trail from Rocky Shore Drive to the portion of trail built as part of the flood mitigation project and includes two pedestrian bridges. Construction will begin as soon as all the contracts are signed and the trail is scheduled to be completed in June of 2021.

RESOLUTION NO. 2020-155

Resolution accepting bids and awarding the Construction Contract for the Iowa River Trail – Rocky Shore Drive to Clear Creek Project, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-156

Resolution approving the Contract and bond documents for the Iowa River Trail – Rocky Shore Driver to Clear Creek Project, was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

ARENACO REIMBURSEMENT AGREEMENT

After the resolution was read, City Administrator Kelly Hayworth noted the City always planned to do the alleyway between E. 9th Street to E. 7th Street and this will construct part of that because there are still private properties with active use preventing the whole portion being completed at this time. The museum building needs to be demolished to complete another section of the driveway. The City will reimburse ArenaCo for the costs to construct a portion of the access drive where the former Century Link building is and a small parking lot near the arena loading dock, because Mortenson can do it for less than the City bidding it out as a separate project.

RESOLUTION 2020-157

Resolution approving an Agreement between ArenaCo and the City of Coralville for certain improvements at the Xtream Arena, was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

EAST CENTRAL IOWA COUNCIL OF GOVERNMENTS AGREEMENTS

After Resolution No. 2020-158 was approved, Hayworth reported 6 eligible homes were identified before submitting the application for the Owner-Occupied Housing Exterior Rehabilitation Program.

RESOLUTION NO. 2020-158

Resolution approving a Contract for Community Development Block Grant ("CDBG") Services with the East Central Iowa Council of Governments ("ECICOG") to administer the Owner-Occupied Housing Exterior Rehabilitation Program for the City of Coralville, Iowa, was introduced by Foster, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2020-159 was read, Goodrich asked how many home buyers will be eligible for this assistance program. Community Development & Housing Director Tracey Achenbach with ECICOG explained she applied for the maximum amount available with 5 home buyers receiving \$24,999.00 apiece. Those 5 homebuyers are eligible for a 50% reimbursement of the lender's down payment requirement for the loan. If those 5 homebuyers do not use up all the funds more can get assistance. Asst. City Administrator Ellen Habel added they City will seek applicants once the paperwork is finished with the Iowa Economic Development Authority. There is a low to medium income requirement for applicants. Councilperson Mitch Gross thanked Habel and Achenbach for helping restore neighborhoods. Achenbach commended the City, Hayworth and Habel for applying and getting awarded both grants.

RESOLUTION NO. 2020-159

Resolution approving a Contract for Community Development Block Grant ("CDBG") Services with the East Central Iowa Council of Governments ("ECICOG") to administer the Homebuyers Assistance Program for the City of Coralville, Iowa, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-160

Resolution approving the signature authorization for alternate signators for the Community Development Block Grant Contract Number 20-HSG-010, was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-161

Resolution approving the signature authorization for alternate signators for the Community Development Block Grant Contract Number 20-HSGB-003, introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

MOTION BY DODDS TO APPROVE CONSENT CALENDAR items a-cc inclusive:

- a) Approve minutes for the August 25, 2020 Coralville City Council Regular Meeting.
- b) Approve Class C Beer Permit with Class B Wine Permit and Sunday Sales for **New Pioneer Food Co-op**: Eff. 09/20.
- c) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Texas Roadhouse**: Eff. 09/28.
- d) Approve Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for **ReUnion Brewery (Mondo's)**: 10/01.
- e) Approve Class E Liquor License with Carryout Beer and Wine and Sunday Sales for **Wal-Mart Supercenter #2827**: Eff. 10/01.
- f) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Old Chicago**: Eff. 10/01.
- g) Approve Special Class C Liquor License for **Chez Grace**: Eff. 10/02.
- h) Approve Class C Liquor License with Sunday Sales for **Haveli Indian Cuisine**: Eff. 10/05.
- i) Approve Class E Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales for **The Depot Coralville**: Eff. 10/08.
- j) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Marquee Pizzeria**: Eff. 10/09.
- k) Approve payment to **Bolton & Menk, Inc.** for:
 - i) Aquatic Center Masonry Rehab (#0248454) \$500.00
 - ii) Ready Mix South Demolition (#0248488) \$155.00
 - iii) Oak Hill Cemetery Sign (#0236417) \$4,271.50
- l) Approve payment to **Terracon Consultants, Inc.** for:
 - i) 820 & 824 Hughes Street Phase II Site Assessment and Asbestos and Hazardous Materials Survey (#TD95068) \$13,394.62
 - ii) Brownfield Assessment Grant (#TD95083) \$655.70
 - iii) Wastewater Treatment Plant Improvements (#TD97208) \$6,893.00
 - iv) 4th Avenue Place Land Assembly (#TD95134) \$787.75
- m) Approve payment to **Impact7G** for Iowa River Floodwall Wetland Mitigation, Construction Monitoring, Planting and Maintenance (#17746): \$2,117.73.
- n) Approve payment to **Tannery Creek Systems, Inc.** for one-year maintenance fee for LPR enforcement vehicle: Not to exceed \$11,000.00.
- o) Approve payment to **L.L. Pelling Co.** for 1st Avenue Project – Super 8 parking lot re-striping (#23856): \$3,175.00.
- p) Approve payment to **Ferguson Waterworks#2516** for Water meter equipment (#0368577): \$32,400.00.
- q) Approve payment to **Carrico Aquatic Resources** for indoor pool bulkhead grating (#20203341): \$24,257.80
- r) Approve Change Order #4: +\$58,770.00; and Estimate #5: \$150,739.22; to **Portzen Construction, Inc.** for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue.
- s) Approve Change Order #7: +\$2,885.67; and Pay Estimate #9: \$374,769.14; to **All American Concrete, Inc.** for the Iowa River Landing Improvements Project 2019 – East 9th Street.
- t) Approve Pay Estimate #24 to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements Phase 2: \$10,001.84.
- u) Approve Change Order #1: +\$12,500.00; and Pay Estimate #1: \$131,646.25; to **Maxwell Construction, Inc.** for 4th Avenue Sanitary Sewer.
- v) Approve Change Order #12: +\$18,176.28; and Pay Estimate #26: \$391,962.33; to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements Project 2017.
- w) Approve Pay Application #1: \$21,785.27; and Pay Application #2: \$39,829.12; to **Country Landscapes, Inc.** for the Oak Hill Cemetery Sign Project.

- x) Approve Joint Funding Agreement with the **U.S. Department of Interior, United States Geological Survey** for the operation and maintenance of 6 streamgaging stations, 1 precipitation gage and associated equipment for Fiscal Year 2021: Not to exceed \$11,110.00.
- y) Approve an Agreement with the City of North Liberty regarding the short-term use of a Coralville Fire Truck.
- z) Approve bid and purchase of a New 2020 Black Ford Fusion, S Model (\$17,918.00) and a Used 2019 Gray Ford Fusion Hybrid, SE Model (\$18,500.00) for the Police Department from **West Branch Ford, West Branch, Iowa**: \$36,418.00 total. (The prices are below what was budgeted and the State Bid.)
- aa) Accept quotes and approve payment to **MTI of Grimes, Iowa** a Toro distributor for two Toro Z-Master 7500 Series mowers not to exceed \$35,524.72 and two Toro Workman MDX utility vehicles not to exceed \$23,855.70 for a total of not to exceed \$59,380.42. (These are State Bid prices and this equipment will be used by the Parks Department to maintain streetscapes that were previously maintained under the Horticulture and Turf contract revoked under previously approved budget cuts.)
- bb) Accept quotes and approve payment to **Stutsman Agricultural Products of Hills, Iowa** for one 500-gallon fuel trailer for the Water Department: Not to exceed \$8,000.00. (This is needed to fuel the department's generators during emergencies. A need discovered during the recent derecho.)
- cc) Approve Bill List for September 8, 2020.

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

City Administrator Kelly Hayworth reported the transit routes will change October 19th and he encouraged everyone to check out the new routes and times on the City website. Hayworth added the University Cambus is currently servicing the neighborhood west of 12th Avenue south of Oakdale Boulevard so people can get use to using them before City routes change. Call City Hall or Transit if you have any questions. Coralville Parks & Recreation started the hybrid all day program for Iowa City Community School District students today. They have 59 students registered and on any given day there are between 41 and 44 students in attendance. There is room to expand the program and open a second facility. Hayworth encouraged anyone needing this type of program to contact the Coralville Recreation Department. There are scholarships available for those that can't afford the cost of the program. Hayworth reminded everyone the ribbon cutting for the Xtream Arena and GreenState Family Fieldhouse is at 4:00 PM, September 17th. Tours are available from 4:00 PM to 8:00 PM on Tuesday, September 17th and from 1:00 PM to 4:00 PM on Sunday, September 20th. The Fieldhouse is now open with volleyball practices happening tonight and free pickleball every morning from 8:00 AM to Noon for the month of September. Hayworth announced Councilperson Mitch Gross is open for pickleball challenges.

Mayor John A. Lundell reminded everyone the final day for curbside debris pickup and debris drop offs at the James Street dump site is Friday, September 11th. Call City Hall to leave your address and schedule curbside debris pickup by this week. Lundell noted there are three outstanding candidates running for the vacant Council seat and the special election is September 29th. Lundell asked residents to get to know them. They all have outstanding website pages and other means of contact. Lundell thanked the candidates for their willingness to serve and he looks forward to their campaigns and working with whoever wins.

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

Councilperson Laurie Goodrich encouraged everyone to go to www.coralville.org because she a lot of new information on it today. Goodrich asked Asst, City Administrator Ellen Habel to report on the Census and if census takers are now going door to door. Habel confirmed census takers are going door to door and all Census efforts will end September 30th. There is still time to respond to the census via the website or by phone if you prefer not to have someone come to your door. Habel thanked Goodrich for the opportunity to talk about the census and noted it is very important as it influences school breakfast and lunch programs, Medicaid, Pell Grants, SNAP, new busses and so many other things for the next 10

years. Goodrich stated it is easy to be counted by answering a few simple questions and the census takers are very friendly.

Councilperson Jill Dodds noted the Council approved the purchase of a hybrid police car on the consent calendar, which is one more thing Coralville is doing to protect the planet and she hopes works out well so they can do it with future vehicles. After seeing several house parties this week with no COVID-19 precautions in Iowa City, Dodds asked people to please social distance, wear masks and wash hands to get COVID-19 numbers down so our children can go back to school.

Councilperson Meghann Foster thanked teachers in the Iowa City Community School District and she is impressed as a parent of four students with how hard they are working to make sure they have a great educational experience. Foster will never forget this first day of school and she is proud of what the City has done to help kids and families during the pandemic by helping secure funding to provide students meals this summer, providing Wi-Fi hotspots through the Library and the work the Recreation Center is doing to provide space for students who can't be at home. Foster hopes the City can continue to find ways to help kids and families through this difficult time. Foster also encouraged people to wear masks, noting she had to move her one University in person class on-line because of too many sick students.

Councilperson Mitch Gross added to what Foster said by thanking other hard working employees in the school district like the Councilors who have had to change schedules constantly for two weeks, the food workers for lunches still being provided by the district, teachers preparing for both on-line and in person classes, administrators working crazy hours and secretaries for answering calls from parents. Gross noted it does take a village to raise a child and he Coralville contributes to the education of kids in the community by building school gymnasiums with money from the general fund, securing grant money for student lunches and providing childcare for employees during the pandemic. Gross reported it is Library Card Month and you can call the Library to get one or take advantage of other services. The Library is providing English language classes via Zoom. Gross noted the Iowa City School District Administrators had a Tik Tok challenge today and if you can't find it look for it on his Twitter page. Gross suggested the Council have a Tik Tok challenge once a new Councilor is elected.

Motion by Goodrich, seconded by Foster to adjourn at 7:14 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk