

**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, September 10, 2019 with Mayor John A. Lundell presiding and was called to order at 6:30 PM Live and recorded webcasts of Coralville City Council Meetings are available online at www.coralville.org/coralvision.

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

The following staff was present: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. City Engineer Scott Larson; Police Chief Shane Kron; Director of Parks & Recreation Sherri Proud; Recreation Program Supervisor Erica Eichhorn; Youth Services Coordinator Sara Glen; Youth Services Librarian Erika Binegar; Communications Specialist Jon Hines; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Goodrich to approve the agenda with the removal of items 6 f, g, i, and j. Motion carried.

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

Board Member Jim Hayes of the Coralville Community Food Pantry addressed the City Council during citizen comments. Hayes reported in July the Food Pantry served 881 had family visits serving 389 families and served 1,512 individuals 36,735 pounds of food. Hayes thanked the Council for contributing to the roof repairs. Hayes noted the Food Pantry is still accepting individuals and teams for their annual "Tee Off for Hunger Golf Tournament" on Friday September 20th from 7:30 AM to 3:00 PM and you can register on their website, www.coralvillefoodpantry.org. Hayes added the Food Pantry will be hosting the "Free Community Meal" at Northwest Junior High School on September 27 from 5:00 PM to 7:00 PM and they are expecting a large attendance since the school has 768 students with families. Hayes reported they are exploring a weekly meal program and expect to do it on Monday nights starting in 2020, because they need the time to plan and coordinate the program. The Food Pantry put together and distributed 50 summer lunch bags for the school break nutrition program implemented on July 10th and 24th.

Coralville Resident Melody Witt informed the Council she lives on Lot 19, Summit Hills Addition where the City is selling lots later in the meeting. Witt wants to build a two-car garage on her property but doesn't think she has room on her current lot with the setback requirements, so she asked to purchase Lot 18, Summit Hills Addition which is adjacent to her lot. Lundell responded Building & Zoning Official Jim Kessler will get back to her to discuss this. City Attorney Kevin Olson noted only three lots are for sale later in the meeting and the City has no plans for other lots in Summit Hills Addition at this time.

Mayor John A. Lundell proclaimed September 17-23, 2019 as "Constitution Week" and Kristi Hager with the Daughters of the American Revolution (DAR) accepted the proclamation and thanked the Mayor and Council for their support. Hager explained Constitution Week was established by the DAR in the 1950s to encourage people to study history, the Constitution and its relevance today. Hager up a display in the lobby of City Hall with informative handouts about the Constitution, the flag and other items. Hager invited everyone to attend a Naturalization Ceremony at the Herbert Hoover Presidential Library and Museum in West Branch on September 20th at 2:00 PM.

Lundell renamed Coralville to "Playville" for "PLAYvolution:" from September 10-29, 2019. After everyone played the "Iowa Fight Song" on kazoos, Executive Director Jeff Capps of the Iowa Children's Museum accepted the proclamation and thanked the Mayor, Council and especially Councilperson Jill Dodds for supporting the museum, play, community and partnership in the "PLAYvolution." Capps spoke about how play is the work of children and how important play is for children and adults as he read a quote from Fred Rogers. Capps reported the museum will celebrate its 20th Anniversary on November 16th with a free admission day. They expect to have 200,000 visitors by the end of the year which is a big milestone for

the museum. Capps credited their success to the great partnerships the museum has with Coralville and the Coral Ridge Mall. Capps thanked the City for supporting events like "PLAYvolution" and "Move It! Dig It! Do It!" which will be September 15th from 11:00 AM to 4:00 PM at the Iowa Children's Museum and the City's dedication to accessible play. Capps noted the museum has 325 families that are active in "ICM for Everyone" which provides free admission to those in need and is supported by the community. Capps stated we are never too old to play and how the ability to play is important to being successful in life. Capps introduced and thanked Councilperson Jill Dodds and her husband Jeff Dodds; Recreation Program Supervisor Erica Eichhorn; Youth Services Coordinator Sara Glen and Youth Services Librarian Erika Binegar who were in attendance at the meeting and are great partners in the PLAYvolution. Dodds informed everyone there are three weeks' worth of "PLAYvolution" events that can be found on Facebook, Instagram and their website <https://playvolution.org> Dodds led everyone in the PLAYvolution cheer and reminded everyone to play.

IOWA RIVER LANDING IMPROVEMENTS PROJECTS 2019 ~ PUBLIC HEARINGS

Asst. City Engineer Scott Larson explained the Iowa River Landing Improvements Project 2019 – East 9th Street will make some modifications to E. 9th Street between 1st Avenue and Quarry Road including a roundabout at the E. 2nd Avenue intersection near the arena.

Lundell declared this the time for a public hearing on the plans, specifications, estimate of cost and form of contract for the Iowa River Landing Improvements Project 2019 – East 9th Street. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2019-136

Resolution approving the plans, specifications, estimate of cost and form of contract for the Iowa River Landing Improvements Project 2019 – East 9th Street was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

Larson explained the Iowa River Landing Improvements Project 2020 – East 2nd Avenue will reconstruct E. 2nd Avenue between E. 9th Street and E. 7th Street on the west side of the arena.

Lundell declared this the time for a public hearing on the plans, specifications, estimate of cost and form of contract for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2019-137

Resolution approving the plans, specifications, estimate of cost and form of contract for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

Larson reported three bids were received for the Iowa River Landing Improvements Project 2019 – East 9th Street today. The low bid is from All American Concrete, Inc. of West Liberty, Iowa for \$2,795,666.60 which is 4% below the engineer's estimate.

Resolution accepting bids and awarding Construction Contract for the Iowa River Landing Improvements Project 2019 – East 9th Street. <REMOVED>

Resolution approving the contract and bond documents for the Iowa River Landing Improvements Project 2019 – East 9th Street. <REMOVED>

Larson reported three bids were received for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue today. The low bid is from Portzen Construction of Dubuque, Iowa for \$2,199,924.70 which is 15% below the engineer's estimate. Splitting the project helped with project scheduling and timing.

Resolution accepting bids and awarding Construction Contract for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue. <REMOVED>

Resolution approving the contract and bond documents for the Iowa River Landing Improvements Project 2020 – East 2nd Avenue. <REMOVED>

AMENDMENT TO MALL AND HIGHWAY 6 URBAN RENEWAL PLAN ~ PUBLIC HEARING

City Attorney Kevin Olson reported none of the taxing entities invited to the consultation on Friday, August 30th showed or sent any written comments. The residential project, IRL Parkview, north of the Von Maur parking lot is being added to the Urban Renewal Plan and the City will be giving them 75% in rebates in exchange for them putting in the development's streets and public improvements. The development agreement for IRL Parkview is the next agenda item.

Lundell declared this the time for a public hearing an Amendment No. 12 to the Coralville Amended and Restated Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area there were no public or written comments. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2019-138

Resolution approving Amendment No. 12 to the Coralville Amended and Restated Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-139

Resolution approving a Development Agreement with Parkview Investments, LLC. was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

ANNEXATION ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on Annexation of City-owned property. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2019-140

Resolution accepting and approving the voluntary annexation of real property into the City of Coralville, Iowa was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING – EAST 2ND AVENUE UTILITY IMPROVEMENTS PROJECT 2019

Motion by Gill, seconded by Dodds approving Pay Estimate #3 Final to **Dave Schmitt Construction Co., Inc.** for the Iowa River Landing – East 2nd Avenue Utility Improvements Project 2019: \$2,774.00. Motion carried. It was noted the retainage of \$19,059.29 is to be paid in 30 days.

RESOLUTION NO. 2019-141

Resolution accepting the Iowa River Landing – East 2nd Avenue Utility Improvements Project 2019 as complete was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

SPEED ZONES AMENDMENT

ORDINANCE NO. 2019-1011 an Ordinance amending Chapter 63 of the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding Special Speed Zones was introduced by Gross,

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

PROPERTY SALE

After the resolution was read, City Administrator Kelly Hayworth explained Developer Blaine Thomas has agreed to develop three city-owned lots in the Summit Hills Addition with owner occupied housing. There will be a price limit on the units, which complies with the City's Affordable Housing Plan. The housing will have to be owner occupied for at least 20 years. Councilperson Jill Dodds thanked Thomas for stepping up to help with the Affordable Housing Plan. The cost of each lot will be \$10,000.00 and the public hearing will be September 24, 2019 at 6:30 PM.

RESOLUTION NO. 2019-142

Resolution of intent to dispose of an interest in real property, that property being Lots 20, 21 and 54, Summit Hills Addition, Coralville, Iowa was introduced by Gill seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

DEMOLITIONS

Olson reported two proposals were received this afternoon and the low bid is from Peterson Contractors, Inc. (PCI) for \$27,000.00. The other bid was \$54,773.75. PCI has done several demolitions in the Iowa River Landing and Olson recommended accepting the low bid. The occupant will move out of 832 Quarry Road next week and they do asbestos testing and approval from the IDNR to remove the asbestos will take 10 days. Demolition should be completed during the first two weeks of October.

RESOLUTION NO. 2019-143

Resolution approving a Demolition Services Agreement for the demolition of 832 Quarry Road was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2019-144 was read, Olson noted action on the bids for Hawkeye Ready Mix Demolition Phase 1 will happen at the next Council Meeting.

RESOLUTION NO. 2019-144

Resolution approving an Engineering Services Agreement with Bolton and Menk for Hawkeye Ready Mix Demolition Phase 2 was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

MOTION BY GILL TO APPROVE CONSENT CALENDAR items a-aa inclusive:

- a) Approve minutes for the August 27, 2019 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Texas Roadhouse**: Eff. 09/28.
- c) Approve Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for **ReUnion Brewery (Mondo's)**: 10/01.
- d) Approve Class E Liquor License with Carryout Beer and Wine and Sunday Sales for **Wal-Mart Supercenter #2827**: Eff. 10/01.
- e) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Old Chicago**: Eff. 10/01.
- f) Approve Special Class C Liquor License for **Chez Grace**: Eff. 10/02.
- g) Approve Class C Liquor License with Sunday Sales for **Haveli Indian Cuisine**: Eff. 10/05.
- h) Approve Class E Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales for **The Depot Coralville**: Eff. 10/08.

- i) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Marquee Pizzeria**: Eff. 10/09.
- j) Approve payment to **CRANDIC** for the 1st Avenue Railroad Crossing (#18094): \$881,652.95.
- k) Approve payment to **Slabach Construction Co., Inc.** to move and set handhole for Coral Ridge Avenue Improvements Phase 2 (#24681): \$1,036.00.
- l) Approve payment to **Stevens Erosion Control, Inc.** for remove filter socks near Drury Parking Ramp (#7596): \$350.00.
- m) Approve payment to **Tyler Technologies, Inc.** for Annual New World Standard Maintenance Fee (#045-266278): \$36,371.10.
- n) Approve payment to **Northway Well and Pump Co.** for rehabilitation of Water Well #8 (#15587): \$18,265.00.
- o) Approve payment to **HR Green, Inc.** for:
 - i) Biscuit Creek Watershed Study (#128265) \$28,720.18
 - ii) 1st Street Contamination – Peterson’s Salvage (#128212) \$303.00
 - iii) 1st Avenue Gate Controls (#128213) \$1,132.49
 - iv) 4th Avenue Sewer Rehabilitation (#128263) \$776.25
 - v) Misc. Engineering – Flood Protection System & IRL (#128462) \$2,942.75
 - vi) Coral Ridge Avenue Phase 2 (#128438) \$104,283.14
 - vii) 1st Avenue Improvements Design – 6th St. to 9th St. (#128463) \$8,747.85
 - viii) IRL E. 2nd Avenue Utility Improvements 2019 (#128461) \$993.50
 - ix) IRL Sanitary Sewer & Grading Project 2017 (#128465) \$1,218.25
 - x) IRL Public Infrastructure Improvements, 2nd Ave. 2018 (#128464) \$34,132.00
 - xi) I-80/First Ave. Interchange – Final Design Phase I (#128581) \$6,665.99
- p) Approve payment to **Terracon Consultants, Inc.** for:
 - i) AAA Mechanical Site, 832 Quarry Road Phase I ESA (#TC39139) \$3,017.50
 - ii) Wastewater Treatment Plant Improvements (#TC44900) \$324.00
 - iii) Wastewater Treatment Plant Improvements (#TC44490) \$6,518.00
- q) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Sanitary Sewer Flow Metering & Modeling 2019 (#4) \$9,212.60
 - ii) Hwy 6 & I-80 Water Main Relocation (#7) \$1,505.70
 - iii) Wastewater Treatment Plant Improvements 2017 – Resident (#14) \$19,474.78
 - iv) Wastewater Treatment Plant Improvements 2017 – General (#16) \$10,800.00
- r) Approve payment to **Peterson Contractors, Inc.** for Stockpile Removal at WWTP (#J7738-4): \$63,441.91.
- s) Approve payment to **EcoAnalysts, Inc.** for monitoring of relocated mussels and construction area (#18-019-1): \$16,807.00.
- t) Approve payment to **Impact7G** for Iowa River Floodwall Wetland Mitigation, Construction, Monitoring, Planting & Maintenance (#14788): \$1,055.00.
- u) Approve payment to **Walker Consultants** for Parking Garage Master Plan (#21455300001): \$11,758.00.
- v) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel and Conference Center to replace hot water pump impeller (P.O. #04182019ENG) \$3,075.00.
- w) Approve payment to **Covanta Environmental Solutions – Cedar Rapids** for Hawkeye Ready Mix lot minus credit (CM21211 & CI51142): \$191.63.
- x) Approve Change Order #6: +\$19,741.06; and Pay Application #14: \$2,730,742.57; to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements 2017.
- y) Approve attendance of Sherri Proud to the NRPA National Conference in Baltimore, MD from September 22-26, 2019: \$2,542.75.
- z) Approve the March 2019, April 2019 and May 2019 Treasurer Reports.
- aa) Approve Bill List for September 10, 2019.

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

Receipts for the month of March were General: \$2,595,160.79; Road Use: \$212,219.15; Police Grant: \$554.03; Employee Benefits: \$167,085.66; Iowa River Landing Operation: \$162,841.29; TIF-12th Avenue:

\$62,792.93; TIF-Oakdale: \$5,354,222.38; TIF-Mall/Hwy 6: \$246,355.23; Debt Service: \$1,009,049.59; Rental Properties: \$9,273.00; Iowa River Landing: \$468.55; Brownfields: \$181.83; Coral Ridge Avenue: \$4,231,000.00; West Land Use: \$159,593.36; Wastewater Improvements: \$528,118.43; Trust & Agency: \$8,427.45; Perpetual Care: \$275.00; Water: \$252,935.26; Sewer: \$918,672.22; Parking: \$441,086.56; Solid Waste: \$114,980.55; Transit: \$136,691.45; Storm Water: \$50,602.22; Hotel: \$5,342.21. Total receipts for March 2019 were \$16,667,929.14 and of this \$1,257,297.56 were property tax.

Receipts for the month of April were General: \$6,076,709.93; Road Use: \$139,205.53; Police Grant: \$427.37; Employee Benefits: \$1,115,111.20; Iowa River Landing Operation: \$216,635.67; TIF-12th Avenue: \$772,162.66; TIF-Oakdale: \$940,573.10; TIF-Mall/Hwy 6: \$1,937,038.42; Debt Service: \$3,592,872.89; Special Assessment: \$356.54; Rental Properties: \$22,750.14; Iowa River Landing: \$229,690.38; Brownfields: \$14,438.79; 1st Avenue Area: \$1,806,510.00; West Land Use: \$118,931.24; Trust & Agency: \$40,715.55; Perpetual Care: \$525.00; Water: \$267,582.56; Sewer: \$357,084.89; Parking: \$446,998.13; Solid Waste: \$115,104.83; Transit: \$110,027.86; Storm Water: \$52,239.01; Hotel: \$8,101.71. Total receipts for April 2019 were \$18,381,793.40 and of this \$10,110,253.49 were property tax.

Receipts for the month of May were General: \$3,458,338.90; Road Use: \$312,404.64; Police Grant: \$2,102.15; Employee Benefits: \$335,688.91; Iowa River Landing Operation: \$415,533.25; TIF-12th Avenue: \$174,045.00; TIF-Oakdale: \$126,225.05; TIF-Mall/Hwy 6: \$814,963.95; Debt Service: \$890,484.45; Rental Properties: \$16,011.57; Iowa River Landing: \$536.16; Brownfields: \$308.81; Coral Ridge Avenue: \$62,578.00; 1st Avenue Area: \$421,888.06; Flood Mitigation: \$625,772.71; Wastewater Improvements: \$1,610,369.66; Trust & Agency: \$14,892.41; Water: \$279,741.85; Sewer: \$9,873,174.82; Parking: \$458,986.00; Solid Waste: \$139,025.88; Transit: \$152,513.19; Storm Water: \$177,845.89; Hotel: \$54,818.03. Total receipts for May 2019 were \$20,418,654.34 and of this \$3,060,004.17 were property tax.

Asst. City Engineer Scott Larson reported the contractor continues to work on the punch list for the 1st Avenue Improvements between 6th Street and 9th Street. They working with the Latitude Project developer to finish the frontage on their building so the City's contractor can finish the trees and landscaping along the 1st Avenue side of the building. On the Coral Ridge Avenue Improvements Project, they have finished relocating the University Parkway traffic signal pole and opened the north drive to the IMCC. Miscellaneous traffic control devices will be removed from the project tomorrow and a few other items need to be completed. The City hopes to reconnect and open E. 7th Street between 1st Avenue and Quarry Road in the Iowa River Landing this October.

City Administrator Kelly Hayworth had nothing to report.

Mayor John A. Lundell reported there will be a ribbon cutting for the Community Foundation of Johnson County Thursday, September 12th from 5:00 PM to 7:00 PM. They will be located on the first floor of the building on 12th Avenue and 5th Street. There will be an Xtream Arena Open House on Wednesday, September 18th from 4:30 to 6:30 PM at 30hop on the balcony. Lundell noted the next Free Community Meal will be Friday, September 27th at Northwest Junior High School from 5:00-7:00 PM. A Coralville Transit bus will be there along with staff to answer any questions about taking the bus and the Transit system. Lundell encouraged everyone to start getting items ready for Mayor's Cleanup Week on October 7th through October 11th. There will be Hazardous Waste Collection in the City Hall Parking Lot on Friday October 4th from 10:00 AM to 1:00 PM and Shred Day will be October 5th from 8:00 AM to Noon in the City Hall Parking Lot. More information can be found on the City website www.coralville.org.

City Attorney Don Diehl and his great grandkids enjoyed FryFest. City Attorney Kevin Olson had nothing to report.

Councilperson Mitch Gross noted the "Free Community Meal" at Northwest Junior High School will showcase ties between the school and the community. The Northwest Junior High School Choir, Orchestra, Band and teacher's band will provide entertainment and the Coralville Fire Department, Police Department, Parks & Recreation Department, Transit Department and Library will have displays. Gross

reported "Banned Books Week" is September 22nd through the 28th. All September the Library will excuse library fines for a food donation to the Coralville Community Food Pantry. Gross noted back in May he brought up recognizing retired Library Board Member Lisa Martin's years of Service on the Library Board of Trustees and asked if they could do it at the next Council Meeting.

Councilperson Meghann Foster will be participating in the Housing into Homes "Chili Cook Off Fundraiser" Saturday, September 14th from 2:30 to 6:30 PM at Urban Acres Real Estate in Coralville. Housing into Homes provides furniture and household goods for those transitioning out of homelessness or in need. Foster reported some events addressing the lack of childcare in the community and families need child care. There will be a discussion for child care providers on Thursday, September 12th at 6:00 PM at Merge in downtown Iowa City. On Friday, September 20th the "Child Care Summit" will be held from 8:00 AM to 10:00 AM also at Merge. Foster enjoyed the tour of recent City projects a few weeks ago and appreciated the amount of progress being made and she is excited to see what is next.

Councilperson Tom Gill thanked the Police Department and Public Safety for their work on "FryFest" and the last two home football games and making those events a fun time.

Councilperson Jill Dodds thanked City Administrator Kelly Hayworth, City Engineer Dan Holderness and Director of Parks & Recreation Sherri Proud and those that worked and went on the tour of City projects. Dodds reminded everyone to work hard and play harder in their unstructured, unplugged, unlimited play.

Councilperson Laurie Goodrich reported upcoming events at the Coralville Center for the Performing Arts (CCPA) include this weekend's performance of "Ann of the Green Gables" by Young Footlites. This will open their 51st Season. Next weekend the City Circle Theater Company opens its 22nd Season with "The Christians." Goodrich reported there were 238 campers unrolled in CCPA summer camp programs which is a 20% increase in registrations from 2018.

Motion by Gill, seconded by Gross to adjourn at 7:21 PM.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk