

**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 7<sup>th</sup> Street on Tuesday, September 12, 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](http://www.coralville.org/coralvision).

The following Council Members were present: Knudson, Gross, Jones, Huynh, Goodrich.

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

Motion by Goodrich seconded by Gross to amend the agenda by changing the cost of Consent Calendar Item rr to \$2,887.60 from \$2,086.21. Ayes: 5. Motion carried.

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

Mayor Meghann Foster presented a Certificate of Appreciation to Body Moves Fitness and Body Center for their significant contributions to the Community. Owner Beth Pelton state Body Moves Fitness and Body Center is pleased to be a Coralville business and recognized during Coralville's 150<sup>th</sup> Anniversary and she thanked the Mayor and Council. Pelton noted this is their 11<sup>th</sup> year in business and are eastern Iowa's only movement studio specializing in fitness and wellness for midlife and better adults. Pelton introduced five of her 15 instructors: Patricia Arnold who teaches Ageless Grace and Nia, Virginia Houser a student; Sarah Neary is a Yoga Instructor who had been with them since day one; Claire Huguélet is their youngest Yoga Instructor that has been with them two years, and Sue Campney their T'ai Chi and Quigong Instructor who has also been with them since day one. Pelton explained they provide a wide range of movement grounded on the corner stones of the functional aging fitness model, the exercise guidelines of the American College of Sports Medicine and the U.S. guidelines for physical activity. They offer wellness and educational programing addressing health and wellness and all its dimensions. This includes physical, mental, emotional, social, spiritual, ritual, occupational and environmental dimensions. There workshops emphasize the six tenants of the American College of Lifestyle Medicine and the Blue Zones principals of a healthy lifestyle and longevity. Pelton explained Urban Sociologist Oldenburg idea of a third place in people's lives. Places one and two are in our homes and our work. The third place is essential for human growth and development and is the place where you go, are accepted, are relaxed, you learn and you thrive. Body Moves is most proud of being a third place with a very strong and supportive community of instructors and adult students that are very generous and giving. They are a very good place to develop friendships and hopefully a long life. Pelton and those she introduced had their photo taken with Foster.

Resident Rex Brandstatter asked the Council during community comments to consider dedicating the former post office site as a citizen's park honoring volunteers. He suggested having a monument stating "In recognition of all those who have volunteered time, effort, ingenuity, knowledge, and spirit to the community of Coralville since 1873." Brandstatter noted in 1875 the Ezekial Clark family came to Coralville and donated a half-acre of ground to build a school. At that time, they were having classes in an old small house. What was slated to be a one-room schoolhouse like other communities at the ended up being a two-room schoolhouse. That was the beginning of the community spirit in Coralville that we still have today. Brandstatter noted they have the land and could restore the old flag pole and create a citizens committee to raise funds for the monument if there is an interest.

## **IOWA RIVER LANDING RETAIL LEASE ~ PUBLIC HEARING**

Foster declared this the time for a public hearing on the disposal of an interest in real property and the solicitation of alternate proposals for the leasing of 901 E. 2<sup>nd</sup> Avenue, Suite 105, Coralville, Iowa. There were no public or written comments. Foster closed the public hearing. No alternate proposals were received.

### **RESOLUTION NO. 2023-162**

Resolution approving the disposition of property and approving a Lease Agreement with Allspice, Inc., was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

### **LOT 1, ALTMAIER ACRES**

**ORDINANCE NO. 2023-1011** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 2020-1009, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa and generally known as Lot 1, Altmaier Acres from C-2, Arterial Commercial District, to I-PUD 2, Industrial Planned Unit Development Two District, was introduced by Gross, seconded by Jones for 2<sup>nd</sup> consideration. A roll call vote was taken. Motion carried.

### **LOT 2, JACOBS CLEAR CREEK THIRD SUBDIVISION**

**ORDINANCE NO. 2023-1012** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 2020-1009, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa and generally known as Lot 2, Jacobs Clear Creek Third Subdivision from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Huynh, seconded by Goodrich for 2<sup>nd</sup> consideration. A roll call vote was taken. Motion carried.

### **CLEAR CREEK STREAM MITIGATION BANK**

Director of Parks & Recreation Sherri Proud reported they have been working on this for over four years. They have gone through an investigatory phase, a prospectus with the U.S. Army Corps of Engineers where they investigated the feasibility and discussed what the City needed to think about and then allowed the City to proceed with the banking instrument phase which has taken almost two years. The Corps of Engineers and City are now ready to sign the banking instrument. The Mitigation Bank could run all the way from I-380 to the Highway 6 Clear Creek bridge. In the future there could be as many as six reaches plus Becky's Creek. Currently they are considering Reach 1, Reach 3 and Becky's Creek. Proud showed a map of the areas. The IDOT improved Reach 2 in 2018 and 2019 by putting in boulders, J-hooks, repairing banks and buffers. Reach 3 is near the Coral Ridge Avenue area and follows the bike trail. In Reach 1 they will increase the sinuosity of the creek. Clear Creek has lost over 1,700 feet of linear sinuosity over the years. They will also put in oxbows and repair buffers, ripple pools and stabilizing the banks by using wood and stone toe protection underneath. They will use trees in the area by cutting them off and taking the root balls to install in the bank for the wood toe. They will plant new trees and clean out old broken trees and debris that have fallen into the creek. After signing the banking instrument, the City will be able to sell the first 15% of credits to finance these creek improvements. The cost of improvements is estimated at \$4.2 million.

After the resolution was read, Foster stated this is a fantastic project that they have been working on these past three to four years. Proud added this is a new practice for the Corps of Engineers and doing it for an urban stream makes this unique. They are glad for taking this amount of time to produce a really good product. Foster clarified the additional revenue generated from the sale of these credits will, after paying ourselves back for the project and setting \$200,000.00 aside for maintenance. will be unrestricted funds that can be used for other projects. Proud agreed. Foster and Proud noted there is only one other bank for stream mitigation coming on-line at the same time but it will have a lot less credits available.

Councilperson Mike Knudson asked if the price of credits have changed much since beginning this process. Proud replied the prices have been all over the place since then and they will go over a chart showing what to expect at different price levels in the Work Session. They review where the prices for credits are with the consultants and the Corps of Engineers twice a year and they have been in the same ballpark the last two years. Foster noted the City purchased wetland credits a month ago and asked if these were different. Proud replied those are different from these stream credits. Wetland banking has been around a long time and the City in addition to purchasing wetland credits has mitigated 50 acres ourselves. Councilperson Hai Huynh stated this is exciting.

#### **RESOLUTION NO. 2023-163**

Resolution authorizing execution of the Mitigation Banking Instrument for the Clear Creek Stream Mitigation Bank, was introduced by Jones, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

#### **RESOLUTION NO. 2023-164**

It was noted, this resolution is for the purchase of 689.20 credits to satisfy requirements for the Oakdale Boulevard Extension for not to exceed \$68,920.00; the purchase of 789.00 credits to satisfy requirements for the West Land Use Central Trunk Sewer Phase 2 for not to exceed \$78,900.00; and the purchase of 99.00 credits to satisfy requirements for the Kempf Lift Station Abandonment for not to exceed \$9,990.00; all from the Clear Creek Stream Mitigation Bank.

Resolution approving a Purchase Agreement for Stream Credits from the Clear Creek Stream Mitigation Bank for various City projects, was introduced by Goodrich, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

#### **SEWER REVENUE BONDS**

After the resolution was read, City Administrator Kelly Hayworth explained this loan is through the State's Sewer Revenue Fund and is interest free for the design work. This is a really good program and the intent is once we are ready for construction, we will borrow the rest of the funds through this program. This project is part of the Master Improvement Plan and will replace the old Oakdale Forcemain and relocate it along Oakdale Boulevard instead of in resident's backyards which will make access easier and more convenient. This loan is not to exceed \$193,000.00.

#### **RESOLUTION NO. 2023-165**

Resolution taking additional action with respect to a Sewer Revenue Loan and Disbursement Agreement and authorizing, approving and securing the payment of a \$193,000.00 Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement), was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

#### **OAKDALE BOULEVARD EXTENSION**

After the resolution was read, City Administrator Kelly Hayworth reported this project was bid out in the spring and due to the lack of any other stream mitigation credits to purchase they had to wait until the previous items for the Clear Creek Stream Mitigation Bank were completed and passed. Knudson asked if the bids were still good even though it has been six months. Hayworth replied the City Engineer has kept in contact with the contractor explaining what is going on and they have been willing to hold the bid until this fall. This contract will extend Oakdale Boulevard from its westerly terminus westerly to the approximate intersection with Crossing Ridge Drive. Metro Pavers, Inc. is the low bidder for \$1,831,320.60 and will be awarded the contract.

## RESOLUTION NO. 2023-166

Resolution accepting bids and awarding contract for the Oakdale Boulevard Extension, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

## RESOLUTION NO. 2023-167

Resolution approving the contract and bond documents for the Oakdale Boulevard Extension, was introduced by Huynh, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

## AUBURN RIDGE

After the resolution was read, Knudson asked when Auburn Ridge Road will open up. Hayworth replied as soon as the signage is installed. City Engineer Scott Larson added it will open tomorrow. Hayworth noted this will be an important connection for the neighborhood so they don't have to use North Dubuque Street or 1<sup>st</sup> Avenue.

## RESOLUTION NO. 2023-168

Resolution accepting certain Municipal Improvements constructed in Auburn Ridge, Coralville, Iowa, was introduced by Jones, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

### Motion by Huynh to approve the Consent Calander as amended items a-ss inclusive:

- a) Approve minutes for the August 22, 2023 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 Special Class C Liquor License for **Coffee Emporium**: Eff. 09/24.
- d) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Texas Roadhouse**: Eff. 09/28.
- 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 Catering Privilege, Outdoor Service and Sunday Sales for **ReUnion Brewery (Mondo's)**: 10/01.
- g) Approve Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for **Tribute**: Eff. 10/01.
- h) Approve Special Class C Liquor License for **Chez Grace**: Eff. 10/02.
- i) Approve Class C Liquor License with Sunday Sales for **Haveli Indian Cuisine**: Eff. 10/05.
- j) Approve Class E Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales for **The Depot Coralville**: Eff. 10/08.
- k) Approve payment to **CivicPlus LLC** for service request management toll SeeClickFix (#265356): \$12,258.83.
- l) Approve payment of Draw #26 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.): \$928,089.00.
- m) Approve payment of Draw #27 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.): \$602,438.00.
- n) Approve payment to **Impact7G** for:
  - i) Clear Creek Mitigation Banking Instrument (#31142) \$15,387.00
  - ii) Clear Creek Mitigation Banking Instrument (#30563) \$45,829.80
- o) Approve payment to **Axiom Consultants LLC** for West Bank Construction Reports for the Hyatt Regency Coralville Renovations (#5143): \$500.00.
- p) Approve payment to **D.W. Zinser Company, Inc.** for the Demolition at 1002 5<sup>th</sup> Street (Old Post Office) (#21-122508): \$33,400.00.

- q) Approve payment to **Lexipol, LLC** for Annual Law Enforcement Supplemental Manuals, Policy Manual and Daily Training Bulletins (#INVLEX17513): \$14,542.11.
- r) Approve payment to **Electric Pump** for pump repairs at 3<sup>rd</sup> Avenue Lift Station (#0902796-IN): \$20,642.60.
- s) 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 #3): \$9,900.00.
- t) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **WCS Construction** for Landlord related demolition work for the Allspice Tenant Space (Draw #1 - Final): \$6,100.00.
- u) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Pappageorge Haymes Partners** for June 2023 IRL Master Planning, LOD's & CAD Services (#136650): \$1,650.00.
- v) Approve payment to **Millennium Concrete** for Brown Deer Cart Path removal and replacement (#5828): \$25,000.00.
- w) Approve payment to **Tannery Creek Systems, Inc.** for the Parking Department's AutoChalk System annual maintenance fee (#2023-086): \$12,100.00.
- x) Approve payment to **Veenstra & Kimm, Inc.** for:
  - i) Well 10 Recasing (#2) \$80.00
  - ii) NPDES GP1 Renewal (#4) \$1,074.00
  - iii) Oakdale Blvd Force Main Improvements – Design Services (#8) \$10,854.37
- y) Approve Pay Estimate #1 to **Maxwell Construction, Inc.** for the West Land Use Central Trunk Sewer Phase 1: \$273,641.46.
- z) Approve quotation and payment to **A2Z Heating & Plumbing** to replace the current HVAC system (\$7,553.56) and shop heater (\$4,033.09) in the Operator Building at the Water Treatment Facility for a total of not to exceed \$11,586.65.
- aa) Approve State Bid and purchase from **Stivers Ford, Waukegan, Iowa** for three new 2024 Ford F350 pick-ups for not to exceed \$48,635.00 per vehicle or a total of \$145,905.00. (These will replace one 2015 Ford F350 and two 2017 Ford F350 pick-ups used by the Parking Department for snow removal.)
- bb) 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 2023: Not to exceed \$12,470.00.
- cc) Approve proposal to **Shoemaker-Haaland** for 1503 Brown Deer Road Storm Sewer: \$9,800.00.
- dd) Approve attendance of Sherri Proud to the NRPA National Conference in Dallas, TX from October 8-12, 2023: \$2,922.99.
- ee) Approve attendance of Amy Erickson to the NRPA National Conference in Dallas, TX from October 9-12, 2023: \$1,476.10.
- ff) Ratify attendance of Vicky Robrock to the 2023 Midwest/SW Transit Conference in Kansas City, MO from September 6-8, 2023: \$1,043.70.
- gg) Approve attendance of Zack Harmes to ILEA Basic Academy #311 in Johnston, Iowa from August 27, 2023 to December 15, 2023: \$10,127.70.
- hh) Approve attendance of Mike Darjania and Luke Seele to FBI LEEDA – SLI in Oswego, IL from November 11-17, 2023: \$2,762.80.
- ii) Approve attendance of Mike Darjania to FBI LEEDA – ELI in O'Fallon, MO from April 7-12, 2024: \$1,779.11.
- jj) Approve attendance of Mike Darjania to FBI LEEDA – CLI in Prairie Du Sac, WI from February 11-16, 2024: \$1,730.11.
- kk) Approve attendance of Brad Clark and Rodney Courtney to FBI LEEDA – SLI in Prairie Du Sac, WI from December 10-15, 2024: \$2,922.20.
- ll) Approve attendance of Brad Clark to FBI LEEDA – CLI in Cedar Falls, IA from May 13-17, 2024: \$1,570.50.
- mm) Approve attendance of Brad Clark to FBI LEEDA – ELI in Cedar Falls, IA from July 22-26, 2024: \$1,621.98.

- nn)** Approve attendance of Jared Sasina to University of Iowa EMT Course in Iowa City, IA from August 21 through December 13, 2023: \$1,945.00.
- oo)** Approve attendance of Blake Ryerson to University of Iowa EMT Course in Iowa City, IA from August 21 through December 13, 2023: \$1,945.00.
- pp)** Approve attendance of Katie Myers to EMT Program in Cedar Rapids, IA from August 21 through December 5, 2023: \$2,506.00.
- qq)** Approve attendance of Levi Cope to EMT Program in Cedar Rapids, IA from August 21 through December 5, 2023: \$2,506.00.
- rr)** Approve attendance of Kelly Hayworth to ICMA Annual Conference in Austin, TX from October 1-4, 2023: \$2,887.60.
- ss)** Approve Bill List for September 12, 2023.

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

City Administrator Kelly Hayworth reminded residents the Document Shredding Event will be September 23<sup>rd</sup> from 8:00 AM to Noon and there is a two-box limit. Mayor's Clean Up Week will be the first Week of October on your regular garbage day from October 2<sup>nd</sup> to the 6<sup>th</sup>.

Mayor Meghann Foster congratulated City Circle members on their Cabaret performance which previews their upcoming shows. Foster attended the performance on Saturday and she continues to be amazed by the amount of talent in our community. Foster encouraged everyone to check out their new season and go to the Center for Performing Arts to see a show.

City Attorney Don Diehl stated it is good to be back. City Attorney Kevin Olson had nothing to report.

Councilperson Laurie Goodrich asked people save Sunday, October 1<sup>st</sup> to attend the final 150<sup>th</sup> Celebration which will be a Birthday Bash celebrating the Sesquicentennial at the Xstream Arena from 2:00 PM to 5:00 PM. The event is free and open to the public.

Councilperson Keith Jones noted one of the things he became involved with early on at the Parks & Recreation Commission was discussions with the Dovetail residents about their concerns. There was a recent meeting with those residents held by Director of Parks & Recreation Sherri Proud, Parks Superintendent Alex Buhmeyer and Stormwater Coordinator Amy Foster and Jones believes the meeting went really well and residents now have a better understanding of what the Dovetail Pond and greenspace is all about and that there is a plan in place to address their concerns. Jones reported at last night's Parks & Recreation Commission meeting they started the process to make improvements to North Ridge Park. Presentations were made by two different design firms. There will be a neighborhood and community open house on September 26<sup>th</sup> at the North Ridge Pavilion to get more input for those improvements from 4:30 PM to 6:30 PM. Foster added her family goes to the park frequently and she looks forward to seeing those plans.

Councilperson Hai Huynh reminded everyone the Mobile Clinic will be Saturday, September 16<sup>th</sup> from 11:00 AM to 2:00 PM at the Coralville Community Food Pantry in the Community Room they share with the church. They will provide regular physicals, cholesterol and diabetes testing, nutrition education and programs, eyeglasses, refill prescriptions and a doctor will be present. The Community Meal will be the last Friday of September on the 29<sup>th</sup> from 5:30 PM to 7:30 PM on the front lawn of the Coralville Public Library. The theme will be Mid-Autumn Celebration with a homemade Chinese comfort food menu, lantern making and a stage for anyone wanting to show off their talents like singing, poetry or magic tricks. Contact Huynh to sign up. Huynh received the proof for the 150<sup>th</sup> Anniversary Community Cookbook and it looks amazing. Huynh thanked everyone who contributed their recipes and stories. It will be available at the 150<sup>th</sup> Birthday Bash on October 1<sup>st</sup>. Huynh also thanked the Library Staff for their help on the cookbook.

Councilperson Mitch Gross reported there is a Iowa City Community School District Board Meeting tonight and they are discussing the Pool Project with Coralville which is moving ahead nicely. This is a good example of different entities working together for the public. Gross reported Xstream Arena is hosting

a tripleheader volleyball match with all three local high schools and teams across Iowa, which he will be attending right after tonight's meeting. This is another example of how the arena has been pulling people into the community and being a great partner with the high schools.

Councilperson Mike Knudson thanked Streets & Solid Waste Superintendent Eric Fisher and the staff who have been working on the grants recently received to implement single stream recycling in Coralville in the next few months. Knudson has received a lot of positive feedback and the grants will make it a lot easier to implement the program. Knudson wished his dad a Happy 91<sup>st</sup> Birthday. Foster has also received a lot of comments from people who are thrilled that single stream recycling will be coming to Coralville and thanked City staff for their work.

Motion by Huynh, seconded by Gross to adjourn at 7:15 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk