

**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 26, 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, Jones, Huynh, Goodrich. Absent: Gross.

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; Human Resource/Risk Manager Lynn Knight; Director of Parks & Recreation Sherri Proud; Assistant Library Director Ellen Hampe-Alexander; Community Resource Navigator Samira Abdalla; Parks worker Rob Rogers; Wastewater Superintendent David Clark; Water Superintendent Jordon Altenhofen; Production Assistant Anna Funke; Communications Specialist Jon Hines; and City Clerk Thorsten J. Johnson.

Mayor Meghann Foster let everyone know Councilperson Mitch Gross will not make it to the meeting due to a death in the family and our thoughts are with him.

Motion by Huynh seconded by Jones 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.

Foster issued a Certificate of Appreciation for the Coralville Library Community Ambassador Program. After the proclamation was read, Foster thanked the Ambassadors for their participation and efforts. Ambassador and Parks Worker Rob Rogers thanked the Mayor and Council for recognizing the Community Ambassador Program noting this what happens when you play nice in Mr. Rogers' neighborhood. Rogers stated this program is amazing because the people involved are amazing and they were already reaching out to help members of their community and being there for those in need before this program was established. Now they get to share their resources and have become good friends which makes the program more special. Community Resource Navigator Samira Abdalla thanked everyone who has supported the program and the creation of her position. Abdalle noted this has been a great first year and the Ambassador's have done so much work in the community whether you see them or not. They have shared resources, they were very active with the community affected by the tornado, they have provided translation services, helped newcomers by leading them to all the available resources, and worked with the Coralville Community Food Pantry and Houses into Homes. They have been a huge bridge for those in need by connecting them to resources. Abdalla thanked the City of Coralville, the Library and the Coralville Community Food Pantry because without them they wouldn't be here. Community Resource Navigator Samira Abdalla; Asst. Library Director Ellen Hampe-Alexander, and Community Ambassadors Rob Rogers, Bijou Maliabo, Jessica Ortiz, Omega Dancel, Qing Xu and Rehab Karar accepted the proclamation and joined Foster for a photograph. Three Ambassadors were not able to be at the meeting and they are Shri Vishalini, Mallory Petsche and Jency Vasquez.

There were no community comments.

**JACOBS CLEAR CREEK EIGHTH ADDITION**

Community Development Director Dave Johnson reported these plats will create a new buildable lot by re-subdividing portions of Jacobs Clear Creek 5<sup>th</sup> Subdivision and Outlot A of Altmaier Acres. Staff reviewed the Preliminary and Final Plats of Jacobs Clear Creek Eighth Addition and they meet the size regulations for the C-2. Arterial Commercial District and conform to requirements for Preliminary and Final

Plats. The Planning & Zoning Commission voted 6-0 to recommend the Council approve the Preliminary and Final Plats for Jacobs Clear Creek Eighth Addition.

**RESOLUTION NO. 2023-169**

Resolution approving the Preliminary Plat for Jacobs Clear Creek Eighth Addition, Coralville, Iowa, was introduced by Knudson, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

**RESOLUTION NO. 2023-170**

Resolution approving the Final Plat for Jacobs Clear Creek Eighth Addition, Coralville, Iowa, was introduced by Huynh, seconded by Jones. 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 Jones, seconded by Huynh for 3<sup>rd</sup> and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

**RESOLUTION NO. 2023-171**

Resolution approving the Final Plat for Altmaier Acres, Coralville, Iowa, was introduced by Goodrich, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

**RESOLUTION NO. 2023-172**

Resolution approving the PUD-B Site Plan for Lot 1, Altmaier Acres, Coralville, Iowa, was introduced by Knudson, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

**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 3<sup>rd</sup> and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

**RESOLUTION NO. 2023-173**

Resolution approving the PUD-B Site Plan for Lot 2, Jacobs Clear Creek Third Subdivision, Coralville, Iowa, was introduced by Jones, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

**WELLMARK BLUE CROSS/BLUE SHIELD**

After the resolution was read, Human Resource/Risk Manager Lynn Knight reported meeting with Wellmark Blue Cross/Blue Shield and the City received a 3.42% increase to its current premiums for calendar year 2024. This is less than the increase from last year and the industry average of 7%. This will raise the cost of a family plan by \$55.00. Councilperson Mike Knudson asked what was budgeted for employee health insurance. City Administrator Kelly Hayworth believed enough for a 7% to 8% increase was budgeted. Hayworth noted two years ago the budgeted amount was significantly less than the actual

increase. Councilperson Laurie Goodrich asked about the employee contribution. Knight replied the employee pays \$35.00 per month for a family plan and nothing for single coverage. Foster thought this is a pretty good deal and Knight agreed it is a very good plan. Councilperson Hai Huynh asked if there were any changes to the employee benefits. Knight responded no they will remain the same. Knudson asked how many employees use Mercy as opposed to the University of Iowa Hospitals and Clinics (UIHC) and if that affected the rate. Knight did not know but 95% of employees stay within our network which is a huge savings and both Mercy and UIHC are in the network.

#### **RESOLUTION NO. 2023-174**

Resolution approving the quotation of Wellmark Blue Cross/Blue Shield to provide health insurance coverage for City Employees, was introduced by Goodrich, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

#### **SMOKE FREE PLACES AND TOBACCO AND NICOTINE FREE PARKS AND TRAILS**

After the ordinance was read, Director of Parks & Recreation Sherri Proud reported the Johnson County Department of Public Health received a grant a couple of years ago and even though parts of Coralville's parks have been smoke free since Iowa's passage of the Smoke Free Act they were not all smoke free. This will prohibit the use of all tobacco, vape and nicotine products on all trails, park grounds and the facilities within those parks. Signs will be posted at all park entrances and people will be made aware of the changes the City newsletter, social media platforms and by City staff and volunteers pointing it out to park users and asking them to leave the park and go smoke in their cars or outside the park. There will be a \$50.00 per violation, but the point is to make this self-enforcing by first educating the public and over time it will be like in restaurants where kids today won't know any different. U.S. and Coralville waters and golf courses will be exempt from this ordinance. Knudson asked what the exempt U.S. waters are in Coralville. Proud responded Clear Creek, the Iowa River and Muddy Creek. These are the same waters that need mitigation if they are impacted by development.

**ORDINANCE NO. 2023-1013** An ordinance amending Chapter 43 of the Coralville Code of Ordinances of the City of Coralville, as previously amended, incorporating Tobacco and Nicotine Free Parks, Open Spaces and Trails within the City, was introduced by Knudson, seconded by Huynh for 1<sup>st</sup> consideration. A roll call vote was taken. Motion carried.

#### **RECREATION CENTER AND INDOOR POOL COMPETITION CENTER MASTER PLAN**

After Resolution No. 2023-175 was read, Proud reported the last master plan was developed in 2004 for the Recreation and Indoor Pool which were built in 1972. They are excited to review that plan to see if it is still relevant. They know expanding the indoor pool into a competition center was not part of the 2004 plan and the pool is about 35 years old and near the end of its expected lifespan when it is recommended to start looking at major renovations or replacement. They are now serving a second High School and the school district is under pressure from the Iowa Athletic Association for West High School and Liberty High School to have their own boys and girls swim teams. The competition center would serve Iowa City West High, Iowa City Liberty High, Northwest Junior High and North Central Junior High. The development plan will look into waters for school use as well as for the community's recreational use. The cost of \$150,988.94 for the pre-design services will be split with Coralville paying 60% of the cost and the Iowa City Community School District paying 40% of the cost. This process will take four to four and a half months and will include many opportunities for citizen input by having open houses and other events. Foster agreed this is a very exciting project. City Attorney Kevin Olson added the School Board will not approve the Memorandum of Understanding until their next meeting so approval of this agreement will be contingent on the School Board's approval. Council Member Keith Jones asked if a 60%, 40% split is normal. Proud responded she did not use the 70%, 30% split they currently have but they based this split on the percentage of recreation water and swimming competition water the school district will use. Jones asked as things progress if this will be the split used for the construction phase. Proud responded there will have to be a discussion on that later because their current agreement is based on the amount of time the schools use the facility rather than the amount of space they are using. Proud added the district's use

of the pool has also changed from when she started as the Aquatics Coordinator in 1992. The school district does not want to own the pool and definitely want to participate in a cost share. Proud thought they will either end up near the current numbers or maybe a little higher.

#### **RESOLUTION NO. 2023-175**

Resolution approving a Professional Services Agreement with Neumann Monson Architects for concept design for the renovations to the Coralville Recreation Center and Indoor Pool Competition Center, was introduced by Huynh, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2023-176 was read, Knudson noted most City agreements state they will not exceed the quoted price so he wondered how often do they come it. Olson responded the cost is easier to estimate with design contracts and they usually come in at the stated cost. Construction contracts have more variables and need the Council's approval if they cost more.

#### **RESOLUTION NO. 2023-176**

Resolution approving a Memorandum of Understanding with the Iowa City Community School District to share costs of an Agreement to provide a design concept for the Renovations to the Coralville Recreation Center and Indoor Pool Competition Center Master Plan, was introduced by Jones, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

#### **GOVERNOR'S TRAFFIC SAFETY CONTRACT**

After the resolution was read, Jones asked what the two targeted traffic enforcement projects were. Police Chief Shane Kron responded they are two multi-jurisdictional projects organized by the Coralville Police Department and the last one enforced speed limits at the 1<sup>st</sup> Avenue Project with the Johnson County Sheriff's Department because of complaints about people going through the construction zone way too fast. Foster noted this is a grant the City has received before. Kron responded this is about the thirtieth year for this agreement. Knudson asked if this grant covers the cost for all the services provided by the Police Department. Kron responded the State pays for everything except the gasoline, wear and tear on the vehicles and officer benefits. The officer time and over-time are covered.

#### **RESOLUTION NO. 2023-177**

Resolution approving an Agreement with the Governor's Traffic Safety Bureau for Traffic Services, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

#### **LEASE AGREEMENTS**

After Resolution No. 2023-178 was read, Foster asked if this large increase is due to the amount of time that has gone by without a rent increase. Olson responded it does and this matched the amount received from Verizon for renting the Main Water Tower near the Water Plant. There is another company interested in putting antennas on the Heartland Water Tower and this is the going rate for this type of rental in this area. Olson added the company didn't really fight the asking price.

#### **RESOLUTION NO. 2023-178**

Resolution setting a date for a public hearing on the intention to enter into a 20-Year Lease Extension with SprintCom, LLC at the Heartland Water Tower, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2023-179 was read, Olson explained this property is near the Tiffin border and has jersey barriers blocking the access. This property will be used for the extension of Kansas Avenue and a West Land Use Area detention basin. There have been recent incidents of dumping on the property so having someone taking care of it and using it is a good deterrent. Farm Leases are year to year so when

the City needs to use the property all that is needed is notice to terminate the lease in August. Knudson asked when they expect to need the property. Hayworth responded that is dependent on development in that area and when the City really needs the infrastructure. Olson added he thinks they will just have hay on the property since it isn't very flat.

#### **RESOLUTION NO. 2023-179**

Resolution approving a Farm Lease with Josh Amelon for an approximate 16-Acre parcel located north of U.S. Highway 6 and east of Interstate 380, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

#### **CONSULTING SERVICES AGREEMENT**

After the resolution was read, Knudson asked why the wage is monthly and not hourly. Hayworth stated it is hard to determine the exact number of working hours, because there are several items that only happen once a year. This is why it is advantageous to have a 9-month agreement because things like insurance or union negotiations only happen one time a year. Huynh asked how they arrived at the amount. Hayworth responded it is the amount Michael Funke gave them and it seems reasonable when compared to other consulting services the City has used. Knudson asked how many hours Funke will work a week. Hayworth replied the average will be 10 hours per week. Goodrich appreciated Funke's willingness to do this because it is important to stay on top of these things.

#### **RESOLUTION NO. 2023-180**

Resolution approving a Consulting Services Agreement with Michael Funke for Human Resource and Risk Management Services, 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-u inclusive:**

- a) Approve minutes for the September 12, 2023 Coralville City Council Regular Meeting.
- b) Approve **new** Class C Alcohol License with Outdoor Service for **X-GOLF Coralville**: Eff. 10/02.
- c) Approve Class C Alcohol License with Catering Privilege and Outdoor Service for **Monica's**: Eff. 10/21.
- d) Approve Class C Alcohol License with Outdoor Service for **Pat & Franny's, LLC**: Eff. 10/26.
- e) Approve Class C Beer Permit for **Aldi Inc. #56**: Eff. 11/01.
- f) Approve Class E Alcohol License for **Keystone Liquor**: Eff. 11/01.
- g) Approve payment to **Impact7G** for:
  - i) Clear Creek Mitigation Banking Instrument (#31436) \$35,430.60
  - ii) Iowa River Landing Wetland Interpretive Signage (#31095) \$8,500.00
  - iii) CRANDIC Flood Wetland Mitigation (#31434) \$2,085.90.
- h) Approve payment to **ESCO Automation** for Wastewater Plant System Support (#135858): \$13,164.13.
- i) Approve payment to **Axiom Consultants LLC** for West Bank Construction Reports for the Hyatt Regency Coralville Renovations (#5223): \$500.00.
- j) Approve payment to **Basepoint Building Automations** for Recreation Center HVAC Controller Project (#134992): \$10,800.00.
- k) Approve payment to **R.M. Boggs Co. Inc.** for Library Chiller Maintenance Project (#12949): \$15,046.82.
- l) Approve payment to **Triple B Construction** for:
  - i) Additional Fen Work – spot spray invasive plants (#4499) \$2,700.00
  - ii) Additional Fen Work – repair wash-outs and additional stone ditch checks (#4500) \$4,200.00

- m) Approve payment to **Terracon Consultants, Inc.** for 5<sup>th</sup> Street Water Main Improvements 2023 (#TJ97050): \$2,276.00.
- n) Approve payment to **Shoemaker & Haaland** for the Clear Creek Trail Connection (#021290.00-13): \$2,565.00.
- o) Approve payment to **Country Landscapes, Inc.** for the Veteran's Memorial Monument Stones Final Payment (#0141876-IN): \$34,475.00.
- p) Approve Pay Estimate #1 to **BWC, Inc.** for the 5<sup>th</sup> Street Water Main Improvements 2023: \$128,389.88.
- q) Accept quotations and award proposal to **Dave Schmitt Construction Co., Inc.** for Oakdale Boulevard Forcemain – Utility Potholing: \$51,541.00.
- r) Accept quotations and award proposal to **CIT Sewer Solutions** for Sanitary Sewer System Repairs: \$130,000.00. (This work will be pair out of the Wastewater Department Reserves Account.)
- s) Approve attendance of Tim Yoder and Luke Seele to ALICE training in North Liberty, Iowa from February 12-13, 2023: \$1,498.00.
- t) Approve August 2023 Treasurer's Report.
- u) Approve Bill List for September 26, 2023.

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

Receipts for the month of August were General: \$13,315,825.41; Road Use: \$342,205.59; Police Grant: \$1,831.07; Iowa River Landing Operation: \$302,137.03; TIF-12<sup>th</sup> Avenue: \$279,034.90; TIF-Oakdale: \$74,405.78; TIF-Mall/Hwy 6: \$1,000.00; Debt Service: \$284,705.43; Rental Properties: \$9,273.00; Iowa River Landing: \$600.60; Wastewater Improvements: \$21,728.56; Trust & Agency: \$8,423.35; Perpetual Care: \$525.00; Water: \$306,691.65; Sewer: \$566,886.39; Parking: \$838,937.75; Solid Waste: \$133,109.31; Transit: \$177,334.83; Storm Water: \$60,352.10; Hotel: \$91,111.45. Total receipts for August 2023 were \$16,870,119.20 and of this \$0 were property tax.

City Administrator Kelly Hayworth reported several staff, the Mayor and Council attended the annual Iowa League of Cities Conference in Cedar Rapids last week, which was very educational as always. Hayworth congratulated Mayor Meghann Foster, who was elected to the Mayor's Association Board to represent eastern Iowa and cities of our size. Hayworth congratulated Councilperson Laurie Goodrich who was elected to the Iowa League of Cities Board. It is great to have the City of Coralville represented on both of those boards and this is a good way for the City to get information quickly on what is happening, especially in the Iowa legislature. Hayworth thanked both for their willingness to serve. Hayworth reminded everyone next week is Mayor's Clean Up Week and extra items will be picked up on their regular garbage day.

Mayor Meghann Foster reported having a really productive week at the Iowa League of Cities Conference and thanked the City of Cedar Rapids for being wonderful hosts. Foster enjoyed hearing what is happening in other Iowa communities.

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

Councilperson Mike Knudson congratulated Mayor Meghann Foster and Councilperson Laurie Goodrich on being elected to the Boards for the Mayor's Association and League of Cities. Knudson encouraged everyone to attend the Houses into Homes fundraiser in North Liberty this Sunday, October 1<sup>st</sup>. Unfortunately, it is competing with the Coralville 150<sup>th</sup> Birthday Bash but he believes you can make both events that day. The fundraiser is at GreenState Credit Union in North Liberty and there will be a variety of food available. It is an important organization and the Ambassador's mentioned how they work with Houses into Homes to help people in the community.

Councilperson Hai Huynh congratulated Mayor Meghann Foster and Councilperson Laurie Goodrich on their board positions. Huynh offered her condolences to Councilperson Mitch Gross and his family on the loss of Gross' brother. Huynh announced the Community Cookbook will be sold at the 150<sup>th</sup> Birthday Bash, which is full of great recipes and stories. Huynh encouraged everyone to attend the Birthday Bash

and to purchase a cookbook from 2:00 PM to 5:00 PM on Sunday, October 1<sup>st</sup> at the Xtream Arena. They will also be available at the Library, City Hall and the Recreation Center. Huynh reminded everyone the Free Community Meal is this Friday at the Coralville Public Library front lawn and they should bring their lawn chairs and blankets. There will be homecooked Chinese comfort food as part of the Autumn Festival which is celebrated by a lot of countries in south and southeast Asia.

Councilperson Keith Jones thanked Parks & Recreation Director Sherri Proud and her staff for hosting an open house today at the North Ridge Pavilion as they begin discussing on the redesign for the North Ridge Park playground. Jones noted there will be other opportunities to provide feedback and asked Proud when there will be an open house at the Recreation Center. Proud responded it will be on the last Sunday in October. Next week is "Banned Book Week" at the Coralville Public Library and several Council Members will be reading a banned book as part of a display at the library that week.

Councilperson Laurie Goodrich invited everyone to the 150<sup>th</sup> Birthday Bash at the Xtream Arena on Sunday, October 1<sup>st</sup> from 2:00 PM to 5:00 PM. There will be activities outside the Arena including a petting zoo and Police and Fire vehicles. The Parks & Recreation Departments and Coralville Public Library will have a lot of fun activities. Inside the Arena they will have "Stump the Historian," cupcakes and refreshments and singing "Happy Anniversary to Coralville." Adam Beck and Kevin Burt will provide music. The Community Foundation will be there and University of Iowa Geologist Ryan Clark and Delores Slade will have a fossil display and discuss their significance to Coralville. The Heartlanders will be there and they will have free ice skating. The Young Footlites will have a pop-up Cabaret and the League of Women Voters will provide costumes for people to try on and have fun with. Tim Walch who wrote a book titled "Coralville: Image of America" will be there and you will be able to purchase his book. The Johnson County Historical Museum will be open and printing a Proclamation about Coralville on their antique printing press. The Antique Car Museum will be open and admission will be free. There will be free parking in the parking ramps. Foster thanked Goodrich, her Co-Chair Stacey Houseman and the 150<sup>th</sup> Celebration Committee for their hard work on all the 150<sup>th</sup> Celebration Events they had this year.

Motion by Goodrich, seconded by Jones to adjourn at 7:18 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk