

**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, October 10, 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.

The following Council Members were present: Knudson, Gross, Huynh, Jones, 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; Police Chief Shane Kron; Production Assistant Anna Funke; Production Assistant Grant Bullert; Communications Specialist Jon Hines; and City Clerk Thorsten J. Johnson.

Motion by Goodrich seconded by Jones to approve the agenda. 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 Pancheros Mexican Grill for their significant contributions to the Community. Founder Rodney Anderson stated they are very happy to be recognized by the City of Coralville and proud to be an Iowa and Coralville based business. Their business began in Iowa City in 1992 and he and his wife Laura Anderson moved to Coralville in 1994. All three of their children have attended school in Coralville and at West High School. Pancheros moved their corporate office to Coralville and opened the Coralville restaurant in 2004. Over the years they have expanded their office, purchased the building they are in and do all of their corporate and franchisee support from that office. They have 73 restaurants in 13 states and 25 employees at their corporate office. Several employees are Coralville residents and almost everyone is from eastern Iowa. Coralville has been their home for over 30 years and they plan to stay here. They are very proud to be part of the community. Anderson, Emma Reed and Alexis Puebla accepted the proclamation and had their picture taken with Foster.

Foster proclaimed October 2023 as "Domestic Violence Awareness Month." After the proclamation was read, Foster stated she is a former employee of the Domestic Violence Intervention Program (DVIP) and the people, advocates and individuals who work every single day to address this serious issue in our community are some of the most amazing people she has met. Development Coordinator Melissa Russell from the DVIP accepted the proclamation and thanked the Mayor and Council for their support over the years. The DVIP has been in this community for over 43 years and serves 8 counties. They couldn't do it without the continued support of cities, counties, businesses and volunteers. Russell handed out a fact sheet to the Mayor and Council and reported this year they served 2,452 people in their 8-county region and in Coralville 261 people had been served. This is a 38% increase from last year. Even though it is alarming, it indicates they are reaching the people they need to. This is Domestic Violence Awareness Month and they do have some activities coming up. Their biggest in-kind activity is this Saturday, October 14th from 9:00 AM to 2:00 PM and it is "Shop for Shelter" where they gather materials that help outfit their shelter for the next 9-months. Russell encouraged everyone to stop by and pick up a couple of items or gift cards to donate. The DVIP really appreciates everyone's support. Foster stated she will miss working at "Shop for Shelter" this year and it is a site to see with all the donated items stacked up and they almost run out of room. Russell had her picture taken with Foster.

There were no community comments.

LEASE AGREEMENT ~ PUBLIC HEARING

Foster declared this the time for a public hearing on the intention to enter into a 20-year Lease with SprintCom, LLC at the Heartland Water Tower. There were no public or written comments. Foster closed the public hearing.

After the resolution was read, Councilperson Laurie Goodrich asked City Attorney Kevin Olson to explain the large increase in rent. Olson reported this rental began in 1996 at \$300.00. The \$1,500.00 amount matches what the City receives from Verizon for their tower rental. There is another company interested in placing an antenna on this water tower and they will pay the same amount. Councilperson Mike Knudson asked if there is a limit to the number of antennas you can put on a water tower. Olson responded the only thing in the lease is the antennas cannot interfere with one another. Each company that has an antenna on the tower also has a small building on the ground so eventually the number will be limited by the amount of space available.

RESOLUTION NO. 2023-181

Resolution approving a Lease Agreement with SprintCom, LLC for equipment at the Heartland Water Tower, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING LICENSE AGREEMENT

After the resolution was read, Councilperson Hai Huynh asked why the agreement was for 2-months. City Administrator Kelly Hayworth responded the lease is for the holidays and there was a finished space available.

RESOLUTION NO. 2023-182

Resolution approving a License Agreement with Benito's Flowers & Gifts, LLC, was introduced by Gross, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

DEVELOPMENT AGREEMENT AMENDMENT

After the resolution was read, Hayworth explained this agreement follows up on all the actions the Council has taken this fall. They will be closing on the GreenState Family Fieldhouse this Monday so the City will actually own it rather than lease it. This will result in saving several hundred dollars in annual expenditures. When the fieldhouse was built the City was limited in the amount of resources it could spend for building the whole arena and fieldhouse facility so the Hodge group stepped forward and built the fieldhouse and they own it. Hodge has been leasing it to the City since then. Now the City has the capacity to buy rather than keep leasing the facility. Hayworth added the cost to lease the facility will begin increasing every year which was written into the Lease. Olson noted the City will save \$750,000.00 by purchasing it now because the cost will increase next year. The agreement was written with the intent Hodge would not own the facility for the long term. Knudson asked what Hayworth meant by capacity. Hayworth responded the City had reached its bond limit capacity which is tied to the City's total valuation. This limit increases every year as the City's value increases in addition to the City paying off bonds. Knudson asked where the City's capacity is at now and Hayworth guessed around 90% to 92%.

RESOLUTION NO. 2023-183

Resolution approving an Amendment to the Development Agreement with ArenaCo, was introduced by Huynh, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

SMOKE FREE PLACES AND TOBACCO AND NICOTINE FREE PARKS AND TRAILS

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

SOLID WASTE ALTERNATIVES PROGRAM (SWAP) AGREEMENT

After the resolution was read, Foster noted if the equipment remains on its current delivery schedule the City will begin single-stream recycling in April of 2024. Knudson noted the City has purchase one truck for single-stream recycling and asked how many trucks will they need. Hayworth responded the remaining recycling vehicles will eventually be changed over but one is enough to get started.

RESOLUTION NO. 2023-184

Resolution approving a Solid Waste Alternatives Program (SWAP) Agreement with the Iowa Department of Natural Resources, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

Motion by Huynh to approve the Consent Calendar items a-q inclusive:

- a) Approve minutes for the September 26, 2023 Coralville City Council Regular Meeting.
- b) Approve payment to **D & N Fence Co., Inc.** for the Morrison Park Fence Replacement Project (#29751): \$11,764.00.
- c) Approve payment to **Lynch's Excavating, Inc.** for repairing a broken water main (#20062): \$12,446.94.
- d) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Jones Lang LaSalle Midwest, LLC (JLL)** for 50% of commission for Blue Agave IRL Lease (#LM00000624132003): \$17,510.28.
- e) Approve payment to **Larkspur Ecological Restoration** for Dovetail Recreation Area Timber Stand Improvements (#072): \$1,875.00.
- f) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) 2023 Bridge Inspections (#3) \$3,196.00
 - ii) West Land Use Area Central Trunk Sewer – Lower Reach Gen (#4) \$3,160.00
 - iii) Oakdale Blvd Force Main Improvements – Design Services (#9) \$3,792.14
- g) Approve payment to **Stanley Consultants, Inc.** for BRIC Application for Utility Resilience Advanced Assistance (#0248975): \$1,840.00.
- h) Approve payment to **Shive-Hattery, Inc.** for Morrison Creek Trail General Testing (#21123010060-2): \$1,000.95.
- i) Approve payment of Draw #28 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.): \$133,419.00.
- j) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Country Landscapes, Inc.** for Fix Grade and Pavers at IRL Madison Retail Common Area (#0148572-IN): \$3,122.00.
- k) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **All American Concrete, Inc.** for:
 - i) Concrete repair work in IRL CAM Areas (#5990) \$16,238.00
 - ii) Concrete repair work for Intermodal sidewalks/curbs (#5991) \$975.00
- l) Approve payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Pappageorge Haymes Partners** for:
 - iii) Jan. – Feb. 2023 IRL Master Planning, LOD's & CAD Serv. (136553) \$2,550.00
 - iv) August 2023 IRL Master Planning, LOD's & CAD Services (162435) \$975.00
- m) Approve attendance of Deb Summers to the Use of Force Summit in Uncasville, CT from November 27, 2023 – December 1, 2023: \$2,516.75.

- n) Approve attendance of Mike Darjania, Josh Van Brocklin, Damon Spencer and Jacob Giese to SERT Training in Johnston, IA from November 06-10, 2023: \$1,163.00.
- o) Approve attendance of Amy Foster to the Midwest Climate Resilience Conference in Duluth, MN from October 24 – 27, 2023: \$1,750.30.
- p) Approve attendance of Samira Abdalla to the American Health Association in Atlanta, GA from November 12-19, 2023: \$2,881.58.
- q) Approve Bill List for October 10, 2023.

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

City Administrator Kelly Hayworth noted this week is Fire Prevention Week. The Fire Department is working with the schools and daycares on fire safety education and had their open house and chili dinner last weekend. Hayworth stated we are very lucky to have dedicated volunteers that provide services to our community and City appreciates all their efforts.

Mayor Meghann Foster enjoyed attending the open house at the Fire Station last weekend and her mother had a great time speaking with Fire Chief Orey Schwitzer and learning about the equipment and how firefighters do their job. Foster noted yesterday was "Indigenous Peoples Day" where we can lift up the traditions of our indigenous community members and friends and reflect on the violence and systemic suppression that still affects many indigenous communities. Foster recognized the land residents now live was once inhabited by the sovereign nations of Mesquakie, Kickapoo, Ioway and others. Foster encouraged everyone to participate in the Domestic Violence Intervention Program's (DVIP) "Shop for Shelter" in-kind donation event, which will take place Saturday, October 14th. Coralville Hy-Vee locations have been strong performers for this event. You can find DVIP volunteers at the entrances and they will give you a shopping list of the shelter's top needs. You can then pick up one or two items from the list while you shop. These items do make a difference in the lives of victim survivors staying at the shelter. Foster thanked the 150th Celebration Committee and its Co-Chairs Laurie Goodrich and Stacey Houseman for working hard over the last year putting together all kinds of fantastic programs. Councilperson Keith Jones was involved in sharing Coralville's history. Foster wanted to acknowledge the committee one last time as the celebration comes to an end. They had a 150th Birthday Bash last week that was a well-attended and very fun. Foster has enjoyed celebrating Coralville's history over the last year but she is eager to see what we have in store for our bright future.

City Attorney Don Diehl had nothing to report. City Attorney Kevin Olson reported tomorrow night, October 11th, is the Heartlander's "Meet the Team Night" at the Xtream Arena from 6:30 PM to 8:00 PM and the first game is Friday, October 20th.

Councilperson Mike Knudson apologized for missing the 150th Birthday Bash at the Xtream Arena last week but he was helping Houses into Homes with their fundraiser at the GreenState Credit Union in North Liberty. Last year they raised \$20,000.00 and this year their goal was \$50,000.00. They ended up raising \$80,000.00.

Councilperson Mitch Gross thanked the 150th Celebration Committee for all of their work and thought the 150th Birthday Bash at the Xtream Event was one of the best events they have had there. Gross likes to go to events where he doesn't know who the people are because it is a whole new group of people coming out to enjoy the city. Gross agreed with Foster's statement on Indigenous Peoples Day. Gross asked the Convention & Visitors Bureau (CVB) to put together a report on the economic impact of their organization a few months ago, after receiving complaints about event traffic in the Iowa River Landing. He was given the September one at the recent CVB Board Meeting. September is usually a slow month for events but Coralville still had over 1,100 visitors with a local economic impact of \$705,915.00. October will be a big month with the Iowa State Volleyball Tournament, the Iowa City and Coralville Disc Golf Classic, a female elite wrestling tournament, Iowa State Police Association Conference, and the Big Ten Government Relations Conference. Other conferences that have been signed are the National Mustache and Facial Hair Conference and then back-to-back weekends with one of the biggest motorcycle gangs having a conference followed by the Catholic Daughters of America. Gross thanked his colleagues and the City for sending flowers and their acts of sympathy on the death of his brother. Gross really

appreciated it. Gross noted Iowa City, North Liberty, West Branch, Cedar Rapids, Burlington, Charles City, Cedar Falls, Waverly and Muscatine are just a few of the cities that have curbside vacuum leaf service and he would like to have a discussion about the pros and cons again because it is a little odd when there is a contiguous group of cities doing something that Coralville isn't. Foster commented if we can get the National Mustache and Facial Hair Conference then we should be able to get a Star Trek Convention.

Councilperson Hai Huynh noted the Library is celebrating TeenTober this month and are inviting teens to come to the Library for a "Blind Date with a Book." The Library has set up a display with brown paper wrapped books and brief description for teens to pick up, keep and read. On October 19th the Library will host the Paul Engle Prize Ceremony as part of the Iowa City UNESCO City of Literature's Iowa City Book Festival. Joan Naviyuk Kane is this year's recipient. Huynh agreed that Coralville should mirror some things other neighboring cities are doing, but she wanted to encourage people not to collect their leaves this year but rather mow it over and leave it on their yard to become compost and provide a place for insects to winterize. Huynh noted there may be a way to offer curbside leaf vacuuming in the future but we currently do not provide it.

Councilperson Keith Jones thanked everyone involved with the 150th Anniversary Celebration which has been going on all year culminating with the 150th Birthday Bash on October 1st. Not only was seeing so many people he has never met before strike him but also the diversity of their ages and cultures. Jones thanked Co Chairs Laurie Goodrich and Stacey Houseman for their leadership. Jones attended a Lunch and Learn at the Altmaier Family Park, which he assumes will be where the Frisbee Golf Tournament that Gross mentioned earlier will be. Jones encouraged residents who would like to visit a beautiful place with a beautiful view of Coralville to visit this park after 11:00 AM. The park has an agreement not to open before 11:00 AM because the Quarry has blasting in the morning. Jones thought it was wonderful to have three members of the Altmaier family; Bob, Elaine and Lois; at the lunch and learn. Jones added to Huynh's comments on the Paul Engle Award noting Coralville sponsors this award and provides the cash prize for the author. The Library Foundation hosts the reception afterwards. The ceremony starts at 7:00 PM on October 19th which is open to the public and where the author will receive the prize and give a talk. It will be followed by a reception afterwards that is also free and open to the public.

Councilperson Laurie Goodrich appreciated working on the 150th Anniversary Committee this year because of the people she, volunteers and those interested in Coralville's history and bright future. Goodrich thanked the Parks & Recreation Department, City Hall staff, the Library and everyone who made each of these events possible. Goodrich thanked Communications Specialist Jon Hines and crew for their work on video taping events and other tasks. Goodrich is glad they are now on year 151. Goodrich stated the Xstream Arena was a great place to have the last event and she is glad so many people came that may not have been to the arena yet. They now know there are many other opportunities to go to the arena with ice skating, hockey, high school and University of Iowa Volleyball, Gymnastics and concerts. Foreigner is next week and MercyMe will perform there later and many other events will happen in between. Goodrich encouraged everyone to check out the website and get their tickets soon.

Motion by Knudson, seconded by Huynh to adjourn at 7:06 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk