

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 24, 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; City Engineer Scott Larson; Community Development Director Dave Johnson; Finance Director Melissa Christianson; Police Chief Shane Kron; Director of Parks & Recreation Sherri Proud; Production Assistant Anna Funke; Production Assistant Grant Bullert; and City Clerk Thorsten J. Johnson.

Motion by Jones seconded by Gross to approve the agenda. Ayes: 5. Motion carried.

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

There were no community comments.

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

URBAN RENEWAL AREAS

It was noted this ordinance sets the base value of Lot 7, Coral Ridge Commerce Park Phase 7 in the Coralville Urban Renewal Area (Oakdale) on Crosspark Road. This is the lot with Barrett's.

ORDINANCE NO. 2023-1014 An ordinance amending Ordinance Nos. 608, 707, 2001-942, 2006-1052, 2013-1009, 2014-1007, 2017-1017, 2020-1014 and 2022-1014 providing that general property taxes levied and collected each year on all property located within the Coralville Urban Renewal Project Area in the City of Coralville, County of Johnson, State of Iowa, by and for the benefit of the State of Iowa, City of Coralville, County of Johnson, Iowa City Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Redevelopment Project, was introduced by Gross, seconded by Jones for 1st consideration. A roll call vote was taken. Motion carried.

NORTHEAST AREA WATER & SEWER CONNECTION FEES

After Resolution No. 2023-185 was read, City Administrator Kelly Hayworth explained these connection fees are reimbursing what the City of Coralville paid the City of North Liberty for its share of a joint project to provide sewer and water services to this northeast part of the City. Councilperson Mike Knudson confirmed with Hayworth every time a subdivision is platted the developer has to pay this connection fee and the cost is determined by how big of an area they are subdividing. The property owner paid in full the \$56,385.96 owed for connection fees on certain lots in Forevergreen Heights Phase 2, Part 2 and \$74,767.95 for Forevergreen Heights Phase 2, Part 3.

RESOLUTION NO. 2023-185

Resolution acknowledging payment in full of the Northeast Area Sanitary Sewer and Water Connection Fees levied against certain parcels located in Forevergreen Heights Phase 2, Part 2, Coralville, Iowa, was introduced by Huynh, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2023-186

Resolution acknowledging payment in full of the Northeast Area Sanitary Sewer and Water Connection Fees levied against certain lots located in Forevergreen Heights Phase 2, Part 3, Coralville, Iowa, was introduced by Jones, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

OAKDALE TRUNK SEWER PHASE 1 CONNECTION FEE

It was noted the property owner paid in full the \$2,940.96 owed for connection fees on Lot 1 in Altmaier Acres.

RESOLUTION NO. 2023-187

Resolution acknowledging payment in full of the Oakdale Trunk Sewer Phase 1 Connection Fee for Lot 1, Altmaier Acres, Coralville, Iowa, was introduced by Goodrich, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

FINANCIAL SERVICES AGREEMENT AMENDMENT

RESOLUTION NO. 2023-188

Resolution approving an Amendment to the Financial Services Agreement with Piper Sandler & Co., was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

SEWER REVENUE BOND

Knudson asked why this is a Sewer Revenue Bond since it funds a stormwater project. Hayworth responded this is considered part of the Clean Water Act that deals with sanitary sewer because effluent goes out into water ways and is one of the things you can finance under the Act. It was noted this bond will finance the Clear Creek Stream Mitigation Bank Construction which includes improvements of Reaches 1 & 3 and Becky's Creek regions of Clear Creek.

RESOLUTION NO. 2023-189

Resolution to fix s date for a public hearing on a proposal to enter into one or more Loan/Credit Agreements to borrow money thereunder in a principal of \$2,500,000.00, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

CLEAR CREEK STREAM MITIGATION BANK CONSTRUCTION

After Resolution No. 2023-190 was read, Director of Parks & Recreation Sherri Proud reported this is part of the Clear Creek Stream Mitigation Bank Construction and the City has worked with Bolton and Menk for a number of years and had very satisfactory projects with them. Impact7G who has taken us through the MBI part of this project will still be a subconsultant as this turns over to the construction phase and staff feels very comfortable with Bolton and Menk overseeing the construction portion. This agreement will take the project from 80% to 100% design, through bidding and into construction. Bolton & Menk will be the team leader of the contractor, subcontractors and subconsultants. They will be educating Proud and her staff on what to look for when they do inspections in addition to Bolton & Menk's inspections in order to save some money. There will be cameras above some of the construction area so they can see the progress live. There will be signage, educational programming and tree planting done by City staff

and/or volunteers. They will provide a before, during and after video to be used for promotion and educating the public.

After the resolution was read, Knudson asked why this agreement didn't need to be bid out. Proud responded the City is allowed to choose a consultant without having to bid it out and they have been working with Bolton & Menk for four years. If you went out for bid, you would probably have to redo the first part of everything that has been done so it doesn't make sense to go through the bid process. It was noted this agreement is not to exceed \$647,700.00.

RESOLUTION NO. 2023-190

Resolution approving an Engineering Services Agreement with Bolton & Menk for the Clear Creek Stream Mitigation Bank Construction, was introduced by Huynh, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2023-191

It was noted the public hearing will be November 14, 2023.

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Clear Creek Stream Mitigation Bank Construction, was introduced by Jones, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

EASEMENT AGREEMENTS

After the resolution was read, Hayworth explained they have been working on this project for years and while the neighbors wanted the project one crucial homeowner did not. This is for easements needed to do the 1503 Brown Deer Road Storm Sewer Outfall Project and approval of the construction contract is on the consent calendar. A new homeowner will move into the property in late November. Foster recalled the neighbors speaking with the Council about drainage into the pond five to six years ago. Hayworth added this will get rid of the pond and take drainage from the road into the creek ultimately ending at the pond on the Brown Deer Golf Course. Foster asked in the pond was on that property owner's lot. Hayworth responded it is on two properties theirs and the City's and this will control the erosion both upstream and downstream from the pond. Councilperson Keith Jones asked is this is a challenging project and Hayworth confirmed it is and is priced higher than a normal stormwater project because the area hard to get equipment in and out of along with the cost to restore the property afterwards. Knudson asked if this is the hole 13 pond. Hayworth responded no it is on the corner property at Brown Deer Road and Holiday Road.

RESOLUTION NO. 2023-192

Resolution approving Easement Agreements in connection with the 1503 Brown Deer Road Storm Sewer Outfall Project, was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

IRL PARKVIEW PHASE 2

RESOLUTION NO. 2023-193

Resolution accepting Public Improvements constructed on IRL Parkview Phase 2, Coralville, Iowa, was introduced by Knudson, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

PROCUREMENT CARDS

RESOLUTION NO. 2023-194

Resolution designating the position of “Education Supervisor” for the Center for the Performing Arts to the list of certain positions allowed to be issued a procurement card pursuant to the Coralville Purchasing Policy, was introduced by Gross, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the October 10, 2023 Coralville City Council Regular Meeting.
- b) Approve **new** Class C Retail Alcohol License with Outdoor Service for **Hokkaido Ramen House**: Eff. 09/27.
- c) Approve Class C Retail Alcohol License with Outdoor Service for **Buffalo Wild Wings Grill & Bar**: Eff. 11/15.
- d) Approve payment to **Basepoint Building Automations** for the Parks, Transit, Water Department Facility HVAC/Gas Detections system upgrade project (#137181 – Final Installment): \$66,150.00.
- e) Ratify payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **All American Concrete, Inc.** for concrete repair work for Intermodal sidewalks/curbs (#5991): \$12,199.00.
- f) Ratify payment of Iowa River Landing Invoice as approved by Dorand Real Estate Group LLC to **Pappageorge Haymes Partners** for Jan. – Feb. 2023 IRL Master Planning, LOD’s & CAD Serv. (136401): \$1,725.00.
- g) Approve Iowa River Landing payment as approved by Watts Group to **Sustainable Landscape Solutions LLC** for plantings in the Iowa River Landing District (#5533): \$24,686.00.
- h) Approve Iowa River Landing payment as approved by Watts Group to **Quality Care Lawn** for plantings in the Iowa River Landing North CAM Landscape Program October 2023 (#17679): \$17,574.76.
- i) Approve payment to **Impact7G** for:
 - i) Clear Creek Mitigation Banking Instrument (#30868) \$12,420.23
 - ii) Clear Creek Mitigation Banking Instrument (#31819) \$1,373.83
 - iii) Iowa River Landing Wetland Interpretive Signage (#31839) \$1,500.00
- j) Approve payment to **Creative Software Services, Inc. (CSS)** for 4 Optiplex Small Form Factor and 4 Dell Latitude 7440 XCTO for the Library (#TT_4929): \$10,167.36.
- k) Approve payment of Draw #29 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.): \$633,729.00.
- l) Approve payment to **Axiom Consultants LLC** for West Bank Construction Reports for the Hyatt Regency Coralville Renovations (#5349): \$500.00.
- m) Approve payment to **Midwest Mitigation Oversight Association Incorporated** for the Conservation Easement Assignment as Grantee for USACOE Permit No. CEMVR-RD-2021-0792 Stewardship Fee for Clear Creek Stream Mitigation Bank (#23-3395): \$18,000.00.
- n) Approve Pay Estimate #2 to **BWC, Inc.** for the 5th Street Water Main Improvements 2023: \$32,989.66.
- o) Accept quotations and award contract to **Maxwell** Construction for the 1503 Brown Deer Road Storm Sewer Outfall for not to exceed \$80,931.00.
- p) Approve the September 2023 Treasurer’s Report.
- q) Approve Bill List for October 24, 2023.

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

Receipts for the month of September were General: \$2,434,789.30; Road Use: \$394,931.77; Police Grant: \$2,346.89; Employee Benefits: \$206,343.50; Iowa River Landing Operation: \$367,697.84; TIF-12th Avenue: \$79,941.35; TIF-Oakdale: \$67,283.16; TIF-Mall/Hwy 6: \$111,908.50; Debt Service: \$166,011.85; Rental Properties: \$9,089.31; Iowa River Landing: \$595.56; Brownfields: \$6,734.41 Park or Recreation Improvements: \$90,000.00; Trust & Agency: \$42,311.30; Perpetual Care: \$550.00; Water: \$367,118.45; Sewer: \$589,476.55; Parking: \$564,047.10; Solid Waste: \$149,138.68; Transit: \$149,205.10; Storm Water: \$63,387.20; Hotel: \$1,775,422.39. Total receipts for September 2023 were \$7,638,513.90 and of this \$1,195,428.47 were property tax.

City Administrator Kelly Hayworth participated in Integrated DNA's ribbon cutting for their new therapeutics manufacturing facility at the research park at Oakdale Boulevard. They will also have a new building opening on Crosspark Road. It is exciting after all of these years to see them continuing to invest in Coralville and new technologies. Hayworth noted this is a cutting edge genomic therapeutic technology and they will be manufacturing product that actually goes into the human body versus everything else they have done up until now which has been research activities. They have already allocated funds to expand in the building. Hayworth announced Friday, October 27th they will celebrate with CIVCO the groundbreaking of their new facility on the Altmaier Farm across from Lowes. They have been working on this for a couple of years and this facility will consolidate the office space they have in Coralville and the manufacturing space in Kolona. Hayworth noted on Monday, October 30th City contractor, CIT Sewer Solutions, will start cleaning the sanitary sewer lines in the evenings and early mornings in high traffic areas on 1st Avenue, 12th Avenue, 2nd Street and the bus routes. Hayworth thanked them working at odd times so they don't disrupt traffic. Hayworth announced next Monday, October 30th, through Thursday, November 2nd, Coralville will host the State High School Girls Volleyball Tournament in the Iowa River Landing at the Xstream Arena. Last year it was a big success and brought a lot of people here. There is construction going on at I-80 and 1st Avenue so they are encouraging the teams to use the Coral Ridge Avenue and Dubuque Street exits off of I-80 to help with traffic in that area. Hayworth warned residents that the 1st Avenue and 9th Street area may have traffic disrupted during the tournament but several things are being done to minimize it including alternating start times instead of having two events at once and including the parking fee in the ticket price so gates can remain open and people are not stopped at the parking entrances. City staff including City Engineer Scott Larson and Streets & Solid Waste Superintendent Eric Fische will monitor all the traffic signals with their computers so traffic can be maximized through those areas. Hayworth announced the tentative switch over date for the 1st Avenue & I-80 Interchange Improvements is November 15th. City Engineer Scott Larson will attend the next Council Meeting on November 14th to review the 1st Avenue lanes switch over and the City will put out a lot of information for the general public because some current movements will be changed or can no longer be done. Pedestrians will start using the new trail.

Mayor Meghann Foster reminded everyone on Sunday, October 29th the Recreation Center will celebrate its 50th Anniversary with a lot of 70's themed games and activities. Admission to the indoor pool will cost the same as in 1973, which is \$1.00. New plans for North Ridge Park will be on display and open to resident's feedback. Foster noted Halloween is on Tuesday, October 31st and it will be a very busy night with a lot of kids and families out trick or treating. Foster asked those driving to watch out and keep everyone safe. Foster thanked the police for patrolling and keeping everyone safe on Halloween.

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

Councilperson Laurie Goodrich announced on Thursday, November 2nd at 4:30 PM the Johnson County Historical Society Museum will have their open house and ribbon cutting. The museum is located underneath the Arena.

Councilperson Keith Jones reported the Veterans Memorial is close to completion but fundraising has not reached its goal even though it is close. Jones let citizens who were thinking about contributing or buying a stone know this is the time to do it. They hope to have the fundraising and work completed by Veterans Day 2024. Jones let everyone know the Council will not meet before the election but early voting is available at the Coralville Public Library and Johnson County Auditor's Office.

Councilperson Hai Huynh thanked Fire Chief Orey Schwitzer and his team for a tour of their fire training facility and letting her observe the volunteer's training. Huynh encouraged anyone interested in seeing how the firefighters prepare for emergencies to contact the fire department for a tour.

Councilperson Mitch Gross reported last Thursday was the Convention & Visitor Bureau (CVB) meeting. They reviewed the Audit Report and the CVB is in good shape and the Herky on Parade statues are out for bids and anyone interested should contact the CVB. Gross noted last week at the Iowa City Council Meeting there was an interruption from a person on Zoom using hateful and antisemitic language and he was sorry his colleagues had to go through that. Gross added this was one of the reasons the Council decided against continuing Zoom meetings and he is glad they made that decision.

Councilperson Mike Knudson will miss the CIVCO groundbreaking due to work but he thanked them for opening their facility in Coralville. Knudson thanked City staff for working with CIVCO over the last few years to help find a location and make this happen. Knudson noted Iowa City is beginning to charge at their electric vehicle charging stations in part because of rising state taxes. Knudson thinks this is something Coralville should consider doing and isn't sure why we don't charge because we don't offer free fuel which this is basically the same thing.

Motion by Huynh, seconded by Gross to adjourn at 7:01 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk