

**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, November 12, 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: Gross, Gill, Dodds, Goodrich. Absent: Foster.

The following staff was present: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; City Engineer Dan Holderness; Building & Zoning Official Jim Kessler; Police Chief Shane Kron; Director of Finance Tony Roetlin; Communications Specialist Jon Hines; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Goodrich to approve the agenda. Motion carried.

Votes are 4 Ayes and 1 Absent for Motions, Resolutions and Ordinances unless otherwise noted.

Councilperson Meghann Foster arrived at 6:34 PM. Votes are now 5 Ayes for Motions, Resolutions and Ordinances unless otherwise noted.

Development Director Angelica Vannatta of Shelter House addressed the Council during Citizen comments to report on Shelter House sponsored events happening during “National Hunger and Homelessness Awareness Week” and she thanked the Local Homeless Coordinating Board for their collaborative efforts to address homelessness. They will have volunteers read books at nine local school about hunger and homelessness and lead a discussion on those topics with students, teachers and staff during the week. Next Tuesday, they and University of Iowa Health Care will host a “Housing as Health Care” panel discussion with Iowa State Senator Zach Wahls moderating. They will also have campus donation drives, fundraisers and be selling “Housing is a Human Right.” shirts throughout the month.

Megan Meyer introduced Scout BSA Troops 270 and 2000. Patrol Leader Emma Caster of Troop 270 noted her troop was founded in February of this year and they are the first girls’ troop in the Hawkeye Area Council. They are working on their “Citizenship in the Community” Merit Badge. Scout Josh Morgan with Troop 2000 stated his troop is working on their “Citizenship in the Community” and “Communications” Merit Badges. Mayor John A. Lundell welcomed both troops to the meeting and hoped this will be their first step in becoming more active in the community. City Administrator Kelly Hayworth noted last Saturday was “Scouting for Food” in Coralville and because of the efforts of the two troops in attendance and one other troop they collected over 8,200 items for the Coralville Community Food Pantry which is a record. Part of the reason for this is Troop 270 was able to cover a section of the City never included. The Food Pantry believes this collection will take them through to Christmas time.

Lundell proclaimed November 2019 as “National American Indian Heritage Month” and Candace Murray and Marilyn Shurr from the Nathaniel Fellows Chapter of the Daughters of the Revolution (DAR) accepted the proclamation and thanked the Mayor and Council for honoring the Native American community and their heritage. Murray stated the DAR is friends with the American Indian Scholarship Fund and supports Bacone College in Muskogee, Oklahoma and Chemawa Indian School in Salem Oregon with over \$80,000.00 in financial and scholarship aid annually.

Lundell proclaimed November 16 – 24, 2019 as “National Hunger and Homelessness Awareness Week” Associate Executive Director Mark Sertterh of Shelter House and member of the Johnson County Local Homeless Coordinating Board. The Board is a community collaboration of 20 partners and provider agencies committed to preventing and ending homelessness and improving the lives of those affected by homelessness through education, advocacy and strategic use of resources. One way they do this is with the Winter Emergency Shelter which is operated by Shelter House and supported by the City of

Coralville. They provide a 150 people a warm place to stay and this has helped decrease vagrancy, emergency calls and incarcerations. There has been no loss of life due to exposure to the cold weather since the shelter started five years ago. The Board will sponsor a "Community Connections Day and Veteran's Stand Down" on November 21st from 10:00 AM to 2:00 PM at the Robert E, Lee Recreation Center in Iowa City. This is an annual service fair for low-income and homeless individuals, families and veterans which provides dental care, flu shots, haircuts, foot clinics and distributes cold winter gear.

Lundell proclaimed November 10 – 16, 2019 as "Food Rescue Awareness Week" and Executive Director Nicki Ross of Table to Table accepted the proclamation and thanked the Mayor and Council. Ross noted food rescue is the act of using available resources rather than wasting them at the landfill. This task takes coordination and community cooperation to match the collection of food with organizations to distribute the food. Ross reported Table to Table works with the HACAP Head Start Program and the Coralville Community Food Pantry and has 70 Coralville volunteers to deliver the food in Coralville. For more information on food rescue and how to help go to their website at <https://table2table.org>.

THE BLUFFS AT BROWN DEER ~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported changing the land use to Medium Density Residential Use for a 6.55-acre lot north of the Country Club Drive, east of the Brown Deer Club House and west of 1st Avenue will allow up to 16 dwelling units per acre. The Planning & Zoning Commission voted 3-2 to recommend the Council amend the Land Use to Medium Density Residential Use.

Lundell declared this the time for a public hearing on amending the Land Use of The Bluffs at Brown Deer from Parks/Public Use, to Medium Density Residential Land Use. There were no public or written comments. Lundell closed the public hearing.

After the ordinance was read, Councilperson Meghann Foster asked about the Planning & Zoning discussion that led to the split vote. Kessler responded there were concerns about traffic on Country Club Drive and the density. Two residents showed up at the commission meeting to voice these concerns.

ORDINANCE NO. 2019-1014 An ordinance amending the Coralville Community Plan to reflect certain property generally known as The Bluffs at Brown Deer, Coralville, Iowa to be designated as Medium Density Residential Use in place of Parks/Public Use, was introduced by Foster, seconded by Gill for 1st consideration. A roll call vote was taken. Motion carried.

AMENDMENT TO CHAPTER 22 – LIBRARY BOARD OF TRUSTEES

After the ordinance was read, Councilperson Mitch Gross asked why this was needed. City Attorney Kevin Olson explained the measure was approved on a ballot measure in 2005 but Library Director Alison Ames Galstad discovered it was not codified when she was reapplying for the Library's recertification. Lundell asked that the second and third readings of the ordinance be collapsed at the next meeting.

ORDINANCE NO. 2019-1015 An ordinance amending Chapter 22 of the Code of Ordinances of the City of Coralville (2011), as previously amended regarding the Library Board of Trustees, was introduced by Gross, seconded by Goodrich for 1st consideration. A roll call vote was taken. Motion carried.

IOWA RIVER LANDING TEMPORARY PARKING LOT

It was noted this agreement is not to exceed \$33,000.00.

RESOLUTION NO. 2019-173

Resolution approving a Professional Services Agreement with Shive-Hattery, Inc. for IRL Temporary Parking Lot – Lot 3, Iowa River Landing, Part Nine was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER TRAIL – ROCKY SHORE DRIVE TO CLEAR CREEK PROJECT

After the resolution was read, Hayworth reported the design will be completed this winter and there will be a late spring or early summer bid letting with construction starting next year. This agreement is not to exceed \$91,700.00.

RESOLUTION NO. 2019-174

Resolution approving an Engineering Services Agreement with Shoemaker & Haaland Professional Engineers for the Iowa River Trail – Rocky Shore Drive to Clear Creek Project was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

E. 9TH STREET ROUNDABOUT

It was noted this agreement is not to exceed \$12,350.00.

RESOLUTION NO. 2019-175

Resolution approving a Construction Period Services Agreement with RDG Planning & Design for the E. 9th Street Roundabout was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

TOWN CENTER ACCESS RELOCATION PROJECT

After the resolution was read, Olson explained an existing private easement will be moved and become a public easement along the wall at 808 5th Street so there is access behind the 10th Avenue buildings.

RESOLUTION NO. 2019-176

Resolution of intent authorizing the acquisition of property interests for the Town Center Access Relocation Project was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

ANNEXATION

After the resolution, Olson explained the City approved this annexation once but the Iowa Development Board requires the City to sign an Application to annex its own property so they have to restart the process. The public hearing will be December 10, 2019.

RESOLUTION NO. 2019-177

Resolution setting a public hearing on the Annexation of City-owned Property was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

LOT 4, IOWA RIVER LANDING, PART TWO

It was noted alternate proposals are due at 10:00 AM on December 9, 2019 and the public hearing will be December 10, 2019.

RESOLUTION NO. 2019-178

Resolution of intent to dispose of an interest in real property and setting a date for hearing and a date for receipt of alternate proposals for Lot 4, Iowa River Landing, Part Two, Coralville, Iowa was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the October 22, 2019 Coralville City Council Regular Meeting.
- b) Approve **New** Special Class C Liquor License with Sunday Sales for **Asian Taste Restaurant**: Eff. 10/29.
- c) Approve **New** 5 Day Class B Beer Permit for **Mellow Mushroom**: Eff. 12/06. (Curling event at Coral Ridge Mall Ice Rink)
- d) Approve **New** Special Class C Liquor License with Sunday Sales for **Asian Taste Restaurant**: Eff. 10/29/2019.
- e) Approve Class C Liquor License with Sunday Sales for **Iowa Beer Crafts and Drafts**: Eff. 11/15.
- f) Approve Class C Liquor License with Sunday Sales for **The Hawk Lounge**: Eff. 11/29.
- g) Approve Class E Liquor License with Carryout Beer & Wine and Sunday Sales for **Target Store T-1113**: Eff. 12/01.
- h) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Louie's Wine Dive Coralville, LLC**: Eff. 12/01.
- i) Approve payment to **Rich & Associates, Inc.** for IRL Parking Plan Update Arena Project and IRL Hourly Parking Consulting (#6883): \$13,900.00.
- j) Approve payment to **Bolton & Menk, Inc.** for the Oakhill Cemetery Sign Replacement:
 - i) Invoice #0239545 \$3,353.50
 - ii) Invoice #0237662 \$2,310.00
- k) Approve payment to **Greg's Lawn Service, Inc.** for Coral Ridge Avenue & Highway 6 replanting (#201201): \$12,290.00.
- l) Approve payment to **Trumbull Consulting** for reimbursement for:
 - i) Chicago ICSC (#06012146) \$1,136.38
 - ii) Lululemon expansion commission (#06012145) \$2,518.75
- m) Approve payment to **Terracon Consultants, Inc.** for:
 - i) Wastewater Treatment Plant Improvements (#TC69801) \$2,350.00
 - ii) IRL Roadway Grading E. 2nd Ave. & E. 7th St. (#TC69091) \$871.00
- n) Approve payment to **DeLong Construction, Inc.** for:
 - i) IRL 2nd Ave. & 9th St. Interim Grading (#1782) \$21,107.48
 - ii) IRL Existing Stockpile Relocation (#1781) \$67,725.00
- o) Approve payment to **Freeman Construction, Inc.** for Hawkeye Ready Mix Demolition Phase 1 (#232641): \$47,130.75.
- p) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel and Conference Center FF&E Invoice to replace basin heaters in both cooling towers (P.O. #07112019ENG): \$2,695.00.
- q) Approve payment to **Avendra Replenishment, LLC** for Coralville Marriott Hotel and Conference Center FF&E Invoice for mattresses and box springs (P.O. #09102019ROOMS) \$1,837.50.
- r) Approve payment to **Alpha Landscapes** for IRL Landscape Improvements Phase 3 (#11112): \$26,800.00. (Reimburse City from IRL CAM fees.)
- s) Approve payment to **Iowa City UNESCO City of Literature** for FY 2019-2020 Partnership Dues (\$10,000.00) and Paul Engle Prize Partnership (\$15,000.00) (11/4/2019): \$25,000.00.
- t) Approve payment to **Neumiller Electric Inc.** for Quarry Road lighting cabinet power relocate (#2577): \$5,200.00.
- u) Approve Pay Estimate #12 to **Iowa Bridge & Culvert, L.C.** for Clear Creek Trail Phases 6 & 7: \$140,130.09.
- v) Approve Change Order #1: +\$1,870.00; and Pay Estimate #1: \$220,413.11; to **All American Concrete, Inc.** for Iowa River Landing Public Improvements 2019 – E. 9th Street.
- w) Approve Pay Application #16 to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements: \$2,162,066.57.
- x) Approve Pay Estimate #3 to **Iowa Bridge & Culvert, L.C.** for Coral Ridge Avenue Phase 1 Wall #4 Repair: \$67,412.48.

- y) Approve Pay Estimate #16 to **Langman Construction** for 1st Avenue Improvements – 6th Street to 9th Street: \$8,406.61.
- z) Approve proposal and payment to **Hawkeye Weld & Repair** for Coral Ridge Avenue trail railing: \$14,480.00.
- aa) Approve and ratify a 28E Agreement with the **Iowa Alcoholic Beverages Division** for Tobacco Enforcement.
- bb) Approve Mayor's recommendation to appoint Minda Hamann to the Coralville Hospitality Commission ("CHC") to fill the term of Karen Butler ending in 2020.
- cc) Approve attendance of Kelly Hayworth to the 2019 National Brownfields Training in Los Angeles, CA from December 9-13, 2019: \$2,104.59.
- dd) Approve Bill List for November 12, 2019.

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

City Administrator Kelly Hayworth reminded everyone there is an Open House for Transit Study Public Input Thursday from 6:30 PM to 8:30 PM. This is part of the joint study being conducted by Coralville Transit, Cambus and Iowa City Transit and this open house will allow discussion and input on locations for bus stops, routes and other possible changes. The next Xstream Arena Open House will be at Vesta on December 3rd from 4:00 PM to 5:30 PM. Hayworth reported the Forevergreen Road Intersection is now open so you can go from Coral Ridge Avenue to I-380 and avoid the I-80/I-380 Interchange construction. Hayworth let the Scouts know Councilperson Tom Gill was a scout in Troop 207 in Coralville and City Attorney Don Diehl is an Eagle Scout from Boone, Iowa.

Mayor John A. Lundell thanked veterans for their service since yesterday was Veteran's Day. Lundell added Coralville is in the middle of planning a soon to be constructed Veteran's Memorial at the Oak Hill Cemetery. Lundell directed everyone to the City website, www.coralville.org to look up information about getting rid of their leaves and snow removal since both events are overlapping this year. Lundell added residents should only buy Coralville logo lawn bags as other brands like Lowes will not be picked up. Lundell encouraged those interested in filling vacant Board and Commission openings this year to visit the City website for more information and to get an application.

City Attorney Don Diehl cautioned the scouts that a lot of work and discussion occurs during Work Sessions on the items they see voted on during Council Meetings. Diehl thanked the scouts for coming to the meeting. City Attorney Kevin Olson thanked the veterans for their service including Councilperson Tom Gill, City Attorney Don Diehl and several City employees who are also veterans.

Councilperson Tom Gill reported he was in India for ten days and he noted the pollution is so bad there that had to close the airport the day after he arrived. Gill stated we should be grateful for the emphasis on climate change and pollution control here in the United States. Gill added India is planning to go all electric instead of petrol to help take care of the problem and he had a great trip.

Councilperson Jill Dodds thanked everyone who voted for City and School Board positions on Election Day and she is honored to be reelected along with Mayor John A. Lundell and Councilperson Mitch Gross. Dodds thanked the veterans for all of their service.

Councilperson Laurie Goodrich congratulated those reelected and looks forward to working with them another couple of years. Goodrich reported she was at a government class at North Central Junior High School last week; she attended the Iowa League of Cities Policy Committee meeting today in Des Moines and last Friday she toured medical facilities in Iowa City with other community leaders. Goodrich stated that these are just a few of the other opportunities the Council has to be involved in the community in addition to attending Council Meetings. Goodrich noted tickets are available for the City Circle holiday production of *Annie* which opens December 6th at the Coralville Center for the Performing Arts. Goodrich announced auditions for *Evita* are this weekend and more information is available on www.citycircle.org.

Councilperson Mitch Gross was happy to see some students in audience and he thought the all-girls troop is very cool. Gross thanked all those who voted for him. Gross thanked the veterans for their service

including Gill and Diehl. Gross reported he had a very productive meeting with the resident who spoke about bicycling on 1st Avenue last meeting which he will share with the Council during the Work Session.

Councilperson Meghann Foster thanked veterans for their service including Gill, Diehl, City employees and members of her family. Foster congratulated Lundell, Dodds, and Gross on their reelection. Foster appreciates working with them to get things done and being able to have productive discussions when they disagree. Since Foster will not be at the next Council Meeting, she reminded everyone the next Free Community Meal in partnership with the Coralville Community Food Pantry will be December 6th from 5:00 PM to 7:00 PM at the Coralville Recreation Center.

City Clerk Thorsten J. Johnson has nothing to report.

Motion by Gross, seconded by Gill to adjourn to Executive Session at 7:13 PM to discuss strategy with Council to discuss the purchase or sale of particular real estate only where premature disclosure would be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property pursuant to Section 21.5 (j) of the Code of Iowa and to discuss strategy with council in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation pursuant to Section 21.5 (c) of the Code of Iowa. A roll call vote was taken. Motion carried.

The City Council reconvened at 7:31 PM.

Motion by Foster, seconded by Gross to adjourn at 7:32 PM. The vote was Ayes: 4 and Nays: 1 to adjourn. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk