

**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 26, 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; City Engineer Dan Holderness; Building & Zoning Official Jim Kessler; Police Chief Shane Kron; Director of Finance Tony Roetlin; Human Resource/Risk Manager Mike Funke; Director of Parking & Transportation Vicky Robrock; Communications Specialist Jon Hines; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Dodds to approve the agenda removing items 5d and 5e. Motion carried.

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

There were no citizen comments.

REDHAWK SUBDIVISION ~ PUBLIC HEARING

Building & Zoning Official Jim Kessler reported Redhawk Subdivision Lots 2-3 and Outlots A-E are zoned for future commercial use and Lot 1 is zoned for a Residential Planned Unit Development consisting of nine multi-unit apartment buildings and one clubhouse. The apartment buildings will be 36 and 42 units for a total of 366 units. There will be 285 one-bedroom units and 81 two-bedroom units. The one-bedroom units will range from 688 sq. ft. to 866 sq. ft. and the two-bedroom units will be 932 sq. ft. There will be a stormwater detention pond. Each building will have 30 underground and 310 surface lot parking spaces. All the apartment buildings and clubhouse will have hardy side planking, stone veneer, brick and pitched roofs with asphalt shingles. There will be a swimming pool behind the clubhouse with seating around it. Other amenities include bocce ball courts, electric car charging stations, a dog park with synthetic ultimate turf grass, outdoor fire pits and the clubhouse will have a workout center, workout rooms, study area, mail room, and coffee bar. The Planning & Zoning Commission voted 4-0 to recommend approval of the Amended Preliminary Plat, Final Plat and PUD-B Site Plan for Redhawk Subdivision.

Mayor John A. Lundell declared this the time for a public hearing on the PUD-B Site Plan for Redhawk Subdivision. Mark Avis, a principal of the Redhawk Multi-family noted he has non-student developments in Champaign, IL; Bloomington, IL and Rochester, MN. The clubhouse and workout facilities will be open 24 hours a day with high tech yoga and fitness rooms featuring on-demand classes. Lundell asked about the project phasing. They will move dirt this fall and begin construction next spring. The clubhouse will be done in December of 2020. The first apartment building will be done in spring of 2021; five more will be phased in before 2022 and the rest during 2022. Other amenities will be completed between April and May of 2020. Councilperson Laurie Goodrich was glad the clubhouse will be finished first instead of years later. Avis explained the clubhouse is their leasing tool. Councilperson Jill Dodds asked if all units will be leased. Avis responded yes and it will take 250 to 350 units to support the clubhouse and pool. Dodds liked it is dog friendly. Avis noted 40% to 50% of the people will own dogs and the amenities are designed to foster sophisticated social living. There were no further public or written comments. Lundell closed the public hearing. Olson noted final documents and everything will be ready for approval next meeting.

Resolution approving the Amended Preliminary Plat for Redhawk Subdivision, Coralville, Iowa.
<REMOVED>

Resolution approving the PUD-B Site Plan for Redhawk Subdivision, Coralville, Iowa. <REMOVED>

LOT 7, CORAL RIDGE COMMERCE PARK PHASE SEVEN

Building & Zoning Official Jim Kessler reported this is for a commercial lot located two lots south of Wheaton Road and west of Crosspark Road. It will access Crosspark Road and they do not know the type of commercial development yet. The Planning & Zoning Commission voted 4-0 to recommend approval of the Final Plat for Lot 7, Coral Ridge Commerce Park Phase Seven.

RESOLUTION NO. 2019-179

Resolution approving the Final Plat for Lot 7, Coral Ridge Commerce Park Phase Seven, Coralville, Iowa was introduced by Gross, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

THE BLUFFS AT BROWN DEER

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

AMENDMENT TO CHAPTER 22 – LIBRARY BOARD OF TRUSTEES

ORDINANCE NO. 2019-1015 An ordinance amending Section 22.03 of the Code of Ordinances of the City of Coralville (2011), as previously amended, which allows the appointment of a resident of unincorporated Johnson County to be a member of the Library Board of Trustees, was introduced by Dodds, seconded by Goodrich for 2nd consideration. A roll call vote was taken. Motion carried.

Motion by Gill, seconded by Dodds to collapse the second and third readings of Ordinance No. 2019-1015. A roll call vote was taken. Motion carried.

ORDINANCE NO. 2019-1015 An ordinance amending Section 22.03 of the Code of Ordinances of the City of Coralville (2011), as previously amended, which allows the appointment of a resident of unincorporated Johnson County to be a member of the Library Board of Trustees, was introduced by Goodrich, seconded by Gross for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

WORKFORCE HOUSING TAX CREDIT

RESOLUTION NO. 2019-180

Resolution of support for a change to the Application of Riverview Plaza Investments, LLC for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same was introduced by Gross, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

DRUG AND ALCOHOL POLICY CHANGES

RESOLUTION NO. 2019-181

Resolution approving revisions to the City's Drug and Alcohol Policy was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

ANNUAL URBAN RENEWAL REPORT

Motion by Dodds, seconded by Goodrich to approve and accept the Annual Urban Renewal Report, Fiscal Year 2019. Motion carried.

FINANCING

RESOLUTION NO. 2019-182

Resolution appropriating payment of certain annual appropriation debt service instruments and directing the Finance Officer to certify tax increment financing debt to the Johnson County Auditor was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

INTERFUND TIF LOANS

After Resolution No. 2019-183 was read, Councilperson Mitch Gross asked if this is a normal practice. Director of Finance Tony Roetlin responded they are required to report the obligation for eligible expenses in each TIF District to pay back the general fund every year. This used to be done with three TIF areas but one of them was released in Fiscal Year 2019.

RESOLUTION NO. 2019-183

It was noted this is a \$75,000.00 advance for financing projects from the Oakdale Urban Renewal Area Tax Increment Revenue Fund.

Resolution authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-184

It was noted this is a \$150,000.00 advance for financing projects from the 12th Avenue Urban Renewal Area Tax Increment Revenue Fund.

Resolution authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs was introduced by Gross, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

BISCUIT CREEK RESTORATION PROJECT

After the resolution was read, Hayworth explained any Biscuit Creek projects that result from this evaluation will be eligible for grant funding through the Clear Creek Watershed Program. This will help the neighborhood north of Coralville Central Elementary School because the area is directly affected by Biscuit Creek and it ties in with the City's plans to restore and rehabilitate housing in the area. This agreement is not to exceed \$31,400.00.

RESOLUTION NO. 2019-185

Resolution approving a Professional Services Agreement with Emmons & Oliver Resources for the Biscuit Creek Restoration Project was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

LEASE AMENDMENT

RESOLUTION NO. 2019-186

Resolution approving an Exercise to Option and Amendment to Lease Agreement with WSTS, LLC (d/b/a Winestyles) was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

AMENDMENT TO DEVELOPMENT AGREEMENT

After the resolution was read, Olson explained the Latitude project has ordered permanent light fixtures that will not be delivered until December and January so the date to install and complete them has been pushed back until February and the rest of the items like landscaping and interior work will be completed by May 1, 2020.

RESOLUTION NO. 2019-187

Resolution approving the Second Amendment to the Development Agreement with Latitude at Iowa River Landing, LLC was introduced by Goodrich, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the November 12, 2019 Coralville City Council Regular Meeting.
- b) Approve Special Class C Liquor License with Sunday Sales for **Huhot Mongolian Grill**: Eff. 12/15.
- c) Approve Class E Liquor License with Fills and Sells Growlers and Sunday Sales for **Kum & Go #201**: Eff. 12/15.
- d) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Watts Group** to release escrow for IRL Building D (10/08/19): \$4,000.00.
- e) Approve payment to **Compass Minerals** for Street Department road salt (#520202): \$22,473.88.
- f) Approve payment to **MacQueen Equipment** for a used 2012 Falcon 4 Ton Hot Patcher Trailer (#01E00333): \$13,500.00.
- g) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Sanitary Sewer Flow Metering & Modeling 2019 (#7) \$1,636.97
 - ii) Highway 6 & I-80 Water Main Relocation (#9) \$56.08
 - iii) Wastewater Treatment Plant Improvements 2017 – Resident (#17) \$14,297.90
 - iv) Wastewater Treatment Plant Improvements 2017 – General (#19) \$21,600.00
- h) Approve payment to **HR Green, Inc.** for:
 - i) 4th Avenue Sewer Rehabilitation (#130595) \$2,278.50
 - ii) Misc. Engineering – IRL (#130588) \$1,090.70
 - iii) IRL Sanitary & Grading Project 2017 (#130575) \$142.92
 - iv) IRL Public Improvements – 2nd Avenue 2018 (#130576) \$19,245.91
 - v) 1st Avenue Gate Controls (#130346) \$2,110.77
- i) Approve payment to **Terracon Consultants, Inc.** for:
 - i) Wastewater Treatment Plant Improvements (#TC80534) \$5,244.00
 - ii) IRL Roadway Grading Project E. 2nd Ave. & E. 7th St. (#TC83419) \$779.00
 - iii) CenturyLink LSI 802 Quarry Road (#TC80825) \$2,113.16
 - iv) CenturyLink LSI 802 Quarry Road (#TC40585) \$3,370.00
 - v) 1st Avenue Reconstruction Project 2017 (#TC55637) \$851.00
 - vi) Brownfields Assessment Grant (#TC83928) \$1,369.76
- j) Approve payment to **Shive-Hattery, Inc.** for Latitude Housing Project Expert Witness (#219180-1): \$10,245.22.
- k) Approve payment to **Creative Software Services, Inc.** for Brownfields Consulting Services (#18951): \$935.00.
- l) Approve payment to **Impact7G** for Iowa River Wall Wetland Mitigation Construction Monitoring, Planting & Maintenance (#15487): \$362.05.
- m) Approve payment to **EOR Iowa LLC** for Biscuit Creek Stormwater Design Reviews (#19-959-002): \$364.00.
- n) Approve attendance of Dan Holderness to the 2019 National Brownfields Training in Los Angeles, CA from December 9-13, 2019: \$2,052.00.
- o) Approve attendance of Hannah Neel to the 2019 National Brownfields Training in Los Angeles, CA from December 9-13, 2019: \$1,862.00.

p) Approve Bill List for November 26, 2019.

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

City Administrator Kelly Hayworth asked everyone to watch for the new *Connection* in their mailboxes. It has a lot of good information covering topics like snow removal and the order City streets are plowed in. Hayworth reminded everyone the "Aisle of Lights" is December 7th and there will be activities throughout the community at the Johnson County Historical Museum, Coralville City Hall, S.T. Morrison Park and some local churches. Hayworth added United Way will be celebrating their 100th Anniversary in S.T. Morrison Park in the evening on December 7th. Hayworth noted the second Council Meeting in December will be December 17th instead of December 24th this year.

Mayor John A. Lundell expressed his thanks for having the privilege to serve as Mayor for another term, the incredible team he has at the Council Table with him, the incredible staff in Coralville, the citizens and businesses that call Coralville home and family in the spirit of Thanksgiving.

City Attorney Don Diehl wished everyone a Safe and Happy Thanksgiving. City Attorney Kevin Olson had nothing to report.

Councilperson Mitch Gross wished Donna Epley who passed away a month ago peace and her husband Lloyd and family well wishes. Donna's memorial service is this weekend and she and Lloyd have been major pillars of the community by being members of several local organizations or being Grand Marshals of the 4th Fest Parade.

Councilperson Tom Gill encouraged people to contact the Fire Department and join the City's "Adopt a Fire Hydrant" program this winter because it helps out a lot to have clear hydrants in case there is ever a fire. Gill wished everyone a Happy Thanksgiving.

Councilperson Jill Dodds reminded everyone the "Free Community Meal" is December 6th from 5:00 to 6:30 PM and it will be a spaghetti dinner with meat and vegetable options featuring fresh local produce. Dodds noted the United Way 100th Anniversary celebration during "Aisle of Lights" will provide an opportunity to write your wishes for the community on lanterns for a lantern release at 6:00 PM in S.T. Morrison Park. Dodds noted the Parks & Recreation Winter Program Schedule comes out December 4th and registration begins December 7th. Dodds wished everyone Happy Thanksgiving.

Councilperson Laurie Goodrich reported City Circle is performing *Annie* the first two weekends of December and everyone should get their tickets now. Goodrich wished everyone Happy Thanksgiving.

City Clerk Thorsten J. Johnson had nothing to report.

Motion by Dodds, seconded by Gill to adjourn to Executive Session at 7:02 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. A roll call vote was taken. Motion carried.

The Council reconvened at 7:22 PM.

Motion by Dodds, seconded by Goodrich to adjourn at 7:23 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk