

**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, February 13, 2018 with Mayor John A. Lundell presiding and was called to order at 6:30 P.M. Live and recorded webcasts of Coralville City Council Meetings are available online at www.coralville.org/coralvision.

The following Council Members were present: Foster, Gross, Gill, Dodds, Goodrich.

The following staff was present: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; Asst. City Engineer Scott Larson; Building & Zoning Official Jim Kessler; Director of Finance Tony Roetlin; Police Chief Shane Kron; Director of Parks & Recreation Sherri Proud; Parks Superintendent Alex Buhmeyer; Associate Project Coordinator Nicky Beurivage; Telecommunications Assistant Katy Hoffer; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Goodrich to approve the agenda. Motion carried. Ayes: 5.

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

Board Member John Greve of the Coralville Community Food Pantry spoke to the Council during citizen comments. Greve reported the Food Pantry had 697 visits serving 615 adults, 495 children and 330 families providing 19263 pounds of food in January. Greves thanked the City for their support of this important community need. Mayor John A. Lundell added the Food Pantry's community meal last Friday was successful.

FISCAL YEAR 2019 BUDGET ~ PUBLIC HEARING

Mayor John A. Lundell declared this the time for a public hearing on the Fiscal Year 2019 Budget. Director of Finance Tony Roetlin reviewed the budget presentation he gave at the January 23, 2018 Council Meeting. The budget can be viewed on the City website www.coralville.org, in the latest *Connection*, on CoralVision and copies are available at the Coralville Public Library and City Hall. Lundell thanked Roetlin for his work on the presentation and making the budget more understandable to the community. Resident Scott Hendrickson asked if road projects were funded by Road Use Taxes. Roetlin explained the major road projects are funded through an Iowa Department of Transportation STP grant and annual capital borrowing that is repaid through the debt service levy. Road Use Taxes are used for snow removal, filling potholes and smaller road resurfacing projects. Resident Rex Brandstatter stated he found this budget to be tight, well planned and a true reflection of our needs. Brandstatter was satisfied the tax rate would remain the same for the 9th straight year even as the State rollback went down saving residents a little bit of money. Brandstatter noted the ISO Fire Rating of 2 the City received; changes in Police Department personnel; the new K-9 unit; and how the trails and amenities that add to the community's attractiveness. Brandstatter thanked the Mayor and Council for their time and effort. Lundell added the vote on the agenda will take place at the next Council Meeting.

1ST AVENUE IMPROVEMENTS PROJECT – 6TH STREET TO 9TH STREET

Asst. City Engineer Scott Larson reported the Iowa Department of Transportation received 3 bids on January 17, 2018 for street and infrastructure improvements to 1st Avenue between 6th Street and 9th Street. The low bid is from Langman Construction, Inc. for \$7,186,554.84 which is 4.19% below the engineer's estimate. Langman worked on the 1997 water system improvements before the new Mall went in and it was a successful project. They have also worked multiple areas in eastern Iowa including with our consultant HR Green, Inc. in Clinton and Cedar Rapids during the past year. Larson encouraged people to go to www.coralville.org and sign up for construction and traffic updates. The City plans to do weekly updates on this and other projects. Staff recommends accepting the low bid from Langman Construction, Inc. Lundell asked Larson to provide a timeline for the project. Larson replied with approval of the bid he will schedule a preconstruction meeting in the next few weeks with construction beginning in

March and with the completion of the road, sidewalks and signals by late November. They will complete landscaping and finishing work in the Spring of 2019. One lane of traffic on 1st Avenue will remain open in each direction during construction and 6th Street will close in April, while 5th Street will remain open.

After the resolution was read, Councilperson Tom Gill thanked the Engineering Staff for their hard work on the project and stated even though there will be traffic delays they will have a great product when it is done. Gill encouraged everyone to sign up for notifications on the website. Councilperson Meghann Foster confirmed residents can also stay informed on social media platforms. Larson added they will update Google Maps and the Ways application and do everything they can to get the word out.

RESOLUTION NO. 2018-18

Resolution accepting bids and awarding the Construction Contract for the 1st Avenue Improvements Project – 6th Street to 9th Street was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-19

Resolution approving the Contract and bond documents for the 1st Avenue Improvements Project – 6th Street to 9th Street was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

CLEAR CREEK TRAIL PHASES 6 & 7

Larson reported the Iowa Department of Transportation received 3 bids on January 17, 2018 for construction of a trail extending Clear Creek Trail west from just east of Deer Creek Road to just west of I-380 where it will connect to the Clear Creek Trail network in Tiffin. The low bid is from Iowa Bridge & Culvert, L.C. for \$1,758,552.84 which is 2.66% above the engineer's estimate. If the bid is approved construction will begin in March with substantial completion by December. The trail will be open in late 2018, but future trail closures will be needed due to the upcoming multi-year I-80/I-380 interchange project. The City has worked with Iowa Bridge & Culvert, L.C. on several projects in the past. Staff recommends approving the low bid from Iowa Bridge & Culvert, L.C.

RESOLUTION NO. 2018-20

Resolution accepting bids and awarding the Construction Contract for the Clear Creek Trail Phases 6 & 7 was introduced by Gill, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-21

Resolution approving the Contract and bond documents for the Clear Creek Trail Phases 6 & 7 was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

WASTEWATER TREATMENT PLANT IMPROVEMENTS 2017

Lundell noted the public hearing will be February 27, 2018. After the resolution was read, City Administrator Hayworth informed the Mayor and Council there will be a complete presentation by the consulting engineers at the public hearing to inform everyone about all the improvements being made.

RESOLUTION NO. 2018-22

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Wastewater Treatment Plant Improvements 2017 was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING CONSTRUCTION ACCESS ROAD

After the resolution was read, Larson reported the is for a temporary construction access road would start on 1st Avenue just north of the railroad tracks and hear northeast across E. 7th Street and into the Arena construction site. Larson added they are working on a couple of other options for the road because of the grading for the Latitudes project that will not be completed until March. One option includes using E. 7th Street, but they won't know more until the next Council meeting. The public hearing will be February 27, 2018.

RESOLUTION NO. 2018-23

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Iowa River Landing Construction Access Road was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

TURF AND HORTICULTURE CONTRACTS

Director of Parks & Recreation Sherri Proud reported two bids were received on January 9th for these three-year contracts for turf care and mowing, horticulture, and tree care. Proud thanked Parks, Engineering and Streets staff for their contributions to preparing for this bid. Proud also thanked Greg's Lawn Care and Quality Care, Inc. for their time and hard work on their bids. They broke down the bids in several ways and the lump sum bids would have been a 20% increase over the current contract. They decided to split the bid between the two bidders to come up with an 8.5% increase over the current contract. Staff recommends approving the bid from Greg's Lawn Care for Coral Ridge, Firefighter's Memorial, General Roadside, Highway 6, Town Center and the Water Plant mowing for a cost of \$192,800.00 in 2018, \$228,373.00 in 2019 and \$234,079.00 in 2020. Staff recommends approving the bid from Quality Care, Inc. for Flood Berms, IRL CAM, IRL Non-CAM, Oakdale Research Park, Hawkeye Train Lot and the creekbank mows for a cost of \$144,460.50 in 2018, \$149,478.26 in 2019 and \$152,766.79 in 2020. Councilperson Mitch Gross asked what accounts for the big increases in the bids in 2018 to 2019. Proud responded in between 2018 and 2019 the Coral Ridge Avenue area and work will be added to contract which has an extensive amount of storm water practices requiring a lot of handwork. Gill confirmed the City has worked with both contractors and Proud added they City has had a good work relationship with both contractors. Hayworth added the CAM area lawn fees and snow removal are paid for by the businesses in the area through their CAM fees.

RESOLUTION NO. 2018-24

Resolution accepting bids and awarding a Turf and Horticulture Contract to Greg's Lawn and Landscape was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-25

Resolution accepting bids and awarding a Turf and Horticulture Contract to Quality Care, Inc. was introduced by Gill, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING BUILDING G

City Attorney Kevin Olson explained a second resolution for Workforce Housing Tax Credits for Iowa River Landing Building G is required because the number of dwelling units has been reduced from 51 to 38. This reduces the required amount of support from the City for the application by \$13,000.00.

RESOLUTION NO. 2018-26

Resolution of support of the Application of Watts Development Group for funding via the Workforce Housing Tax Credit Program and pledging City monies for the same was introduced by Dodds, seconded by Gill. A roll vote was taken. Resolution declared adopted.

IOWA RIVER LANDING RETAIL LEASE

Olson explained this will switch High Ground Café's year to year License Agreement to a five-year lease agreement. Additional proposals are due Monday, March 26, 2018 and the public hearing is Tuesday, March 27, 2018.

RESOLUTION NO. 2018-27

Resolution of intent to dispose of an interest in real property and soliciting alternate proposals for the leasing of an approximate 1,460 square foot portion of the Iowa River Landing Part Two Condominiums to High Ground Café, LLC was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

PURCHASE AGREEMENT

RESOLUTION NO. 2018-28

Resolution approving a Purchase Agreement with James and Gloria Koeppel for 832 Quarry Road was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

AMENDMENT NO. 1 TO A CONSULTING SERVICES AGREEMENT

RESOLUTION NO. 2018-29

Resolution approving Amendment No. 1 to that certain Consulting Services Agreement with Stafford Sports, LLC for the Iowa Arena and Sports Institute Project was introduced by Gross, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

BROWN DEER GOLF CLUB MANAGEMENT AGREEMENTS

RESOLUTION NO. 2018-30

Resolution approving that certain Management Services Agreement with Sean M. McCarty to serve as Golf Professional at the Brown Deer Golf Course was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-31

Resolution approving that certain Management Services Agreement with Brian Wernimont to serve as an Assistant Golf Professional at the Brown Deer Golf Course was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

MOTION BY Gill TO APPROVE CONSENT CALENDAR items a-ee inclusive:

- a) Approve minutes for the January 23, 2018 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Outdoor Service and Sunday Sales for the **Vine Tavern & Eatery**. Eff. 3/1.
- c) Approve Class C Liquor License with Sunday Sales for **Longhorn Steakhouse #5483**. Eff. 3/1.
- d) Approve payment to **DeZURIK, Inc.** for Wastewater equipment repair and maintenance replacement inlet valve for SBR Basin #4 (#RPI/64000565): \$22,790.00.
- e) Approver payment to **TEAM Services, Inc.** for construction testing services for IRL Drury Parking Ramp Project (#1792771-0): \$4,737.02.
- f) Approve payment to **Maxwell** for Water Plant 18" Valve Repair/Replacement (Pay Application #1): \$10,916.00.
- g) Approve payment to **Neumann Monson Architects** for IRL Drury Parking Ramp Project (#18): \$6,974.90.
- h) Approve payment to **EpcO Ltd., Inc.** for Coralville Marriott Hotel & Conference Center FF&E Invoice to replace front entry metal grate mats (#12052017ENG): \$3,449.00.

- i) Approve payment to **Coralville Marriott Hotel & Conference Center** for FF&E Invoice from The Wasserstrom Company for Bon Chef 3001HLCH Aurora Chrome 8 Qt. Petite Marmite w/ hinged lid (#09022017KIT): \$2,092.00.
- j) Approve payment to **Folding Partition Services, Inc.** for Coralville Marriott Hotel & Conference Center FF&E Invoice for maintenance and repair of all air walls (#09132017KIT): \$2,879.00.
- k) Approve payment to **Walsh Door & Security** for Coralville Marriott Hotel & Conference Center FF&E Invoice for repair and replace door hardware for pool doors with safety feature to ensure electronic lock entry and safe exit (#10242017ENG): \$3,107.00.
- l) Approve payment to **Automated Logic Contracting Services** for Coralville Marriott Hotel & Conference Center FF&E Invoice:
 - i) Building Automation Core Systems for 2 chillers, 4 boilers, 3 domestic hot water boilers, 2 cooling towers, and addition of free cooling (#09292016EN) \$6,550.00
 - ii) ALC supply and install of controls for 2 vfd's on cooling tower project (#09282017ENC) \$5,419.00
- m) Approve payment to **JLG Architects** for the Iowa Arena and Sports Performance Center architectural services and reimbursable expenses:
 - i) Invoice #15012-12 \$404,014.97
 - ii) Invoice #15012-11 \$353,487.88
- n) Approve payment to **Stafford Sports, LLC** for Iowa Arena and Performance Center Consulting and Administrative Fees and reimbursable expenses (#010118-03): \$21,672.88.
- o) Approve payment to **Design Force** for January 2018 Design Fee for the Coralville Marriott Redesign Project (#4862): \$3,500.00.
- p) Approve payment of Iowa River Landing Development Invoice as approved by OliverMcMillan, LLC to **J. Jill** for a Final Draw of tenant allowance (1/15/2018): \$70,220.00.
- q) Approve payment to **Oliver McMillan, LLC** for reimbursable expenses (#012RQS020618): \$9,780.50.
- r) Approve payment of Iowa River Landing Development Invoice as approved by OliverMcMillan, LLC to **Evereve** for final tenant improvements payment (1/3/2018): 11,795.00.
- s) Approve payment to **Maxwell Construction Co., Inc.** for Coral Ridge Avenue culvert jetting and abandonment (Pay Application #1): \$56,400.00.
- t) Approve payment to **Greg's Lawn & Landscaping** for Coral Ridge Avenue Improvements final watering (#12578): \$1,700.00.
- u) Approve payment to **Creative Software Services** for Building and Engineering permit software (#15905): \$2,694.40
- v) Approve payment of Iowa River Landing Development Invoice as approved by OliverMcMillan, Inc. to **Pappageorge Haymes, Ltd.** for IRL Master Planning LOD;s & CAD Services:
 - i) Invoice #131726 \$28,556.62
 - ii) Invoice #131872 \$12,104.76
 - iii) Invoice #131958 \$15,691.25
 - iv) Invoice #132056 \$13,487.66
 - v) Invoice #132084 \$6,327.13
 - vi) Invoice #132206 \$18,963.68
- w) Approve Change Order #5: -\$18,369.00; and Pay Application #5: \$718,245.00; to **Knutson Construction Services** for IRL Drury Parking Ramp Project.
- x) Approve Partial Payment #4: \$283,403.71 to **WRH, Inc.** for Storm Water Pump Stations 7 & 8 Modifications.
- y) Approve a National Joint Powers Alliance (NJPA) quotation and payment to **Labrie Environmental Group** for a new Labrie, Expert Helping Hand, 29 CY automated garbage truck for the Solid Waste Department: \$261,332.00.
- z) Approve quotation and purchase form **Tannery Creek Systems** of the license plate recognition system (autoChalk), including 2-year warranty, spare parts and training: \$66,000.00.

- aa)** Approve the submittal of a Grant Application to the Iowa Governor's Traffic Safety Bureau for \$22,400.00 in funding to reduce vehicle collisions, increase safety belt use, educate the public and enforce operating while intoxicated laws.
- bb)** Approve attendance of Alison Ames Galstad to the American Library Association Annual Conference in New Orleans, LA from 6/22-26/2018: \$1,353.00.
- cc)** Approve attendance of Sara Pitcher to the American Library Association Midwinter Meeting & Exhibits in Denver, CO from 2/10-12/2018: \$1,606.00.
- dd)** Approve attendance of Deborah Summers to Lifesaver Conference 2018 in San Antonio, TX from 4/21-25/2018: \$2,018.36.
- ee)** Approve Bill List for February 13, 2018.

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

City Administrator Kelly Hayworth thanked everyone who helped and attended the community meal last Friday.

Mayor John A. Lundell had nothing to report.

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

Councilperson Meghann Foster reported 201 people attended the successful community meal last Friday. Foster believes people attending and connecting at City events like these makes for a stronger community. Foster noted February is "Black History Month" and there are a lot of community events to commemorate and celebrate it, including displays, resources and events at the Coralville Public Library.

Councilperson Mitch Gross welcomed Diehl back. Gross reported Library Board Member Lindsay Moen is moving to North Liberty and the City will be appointing her replacement at the next Council Meeting. Shaner Magalhaes is the new Library Board President. The Library will host a trivia event, February 22nd at 6:00 P.M. The CO-OP Café opened at the Library on Friday and they are offering a free coffee with the purchase of a pastry this week. Gross attended the Iowa City Community School District meeting today, where he learned more about the new Iowa Chapter 20 bill that covers union contract negotiations. He wants the City will learn the new rules and learn from the school district's union negotiations.

Councilpersons Tom Gill and Jill Dodds welcomed Diehl back.

Dodds was happy to hear the community meal was successful even though she could not attend and she wished everyone a Happy Valentine's Day.

Councilperson Laurie Goodrich noted the Coralville Center for the Performing Arts (CCPA) is looking for set design and back stage volunteers and ushers. Goodrich asked those interested to contact the CCPA.

Motion by Gill, seconded by Dodds to adjourn at 7:28 P.M. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk