

**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, April 10, 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; Wastewater Superintendent David Clark; Director of Parks & Recreation Sherri Proud; Parks Superintendent Alex Buhmeyer; Library Director Alison Ames Galstad; Library Board of Trustees President Shaner Magalhaes; Associate Project Coordinator Nicky Beaurivage; Telecommunications Assistant Katy Hoffer; City Clerk Thorsten J. Johnson.

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

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

There were no citizen comments.

Mayor John A. Lundell proclaimed April 8-14, 2018 as “National Library Week” and Library Board of Trustees President Shaner Magalhaes accepted the proclamation. Magalhaes thanked the Mayor and Council for their support, encouraged everyone to visit the Library and take advantage of all the materials and programs they have. Magalhaes praised the Library staff for their contributions and expertise and Library Director Alison Ames Galstad for the direction she provides.

Lundell proclaimed April 22, 2018 as “Earth Day” and Superintendent Alex Buhmeyer accepted the proclamation and thanked the Mayor and Council. Buhmeyer thanked the Parks staff for their hard work taking care of Coralville’s parks and greenspaces. Earth Day projects coming up are helping the 6th graders with the Kirkwood Elementary’s outdoor classroom restoration project on April 13th. On May 10th the City will host the “Best Day Ever” with Northwest Jr. High 7th graders.

Lundell proclaimed April 2018 as “Hunger Awareness Month” and Director John Boller of the Coralville Community Food Pantry accepted the proclamation on behalf of the Board of Directors, most of whom were in attendance, and thanked the Mayor, Council and City staff for their continued support and making food security a priority. Boller noted the purpose of the food pantry is to fight hunger, reduce suffering and improve the quality of life for everyone in Coralville and you can help by donating your time or resources. Boller invited everyone to attend the annual “Music for Meals” benefit concert on Friday, April 27th at North Ridge Pavilion. Tickets can be purchased on-line at www.coralvillefoodpantry.org.

IOWA RIVER LANDING RETAIL LEASE ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on alternative proposals and intent to dispose of an interest in real property for leasing an approximate 1,441 square foot portion of Unit B, The Landing Condominiums to CNCT, LLC. There were no public or written comments. Lundell closed the public hearing.

After the resolution was read, City Attorney Kevin Olson explained this is for Evolve, a company who prepares nutritious meals for carry out. It is opening soon and is located near Louie’s Wine Dive in Iowa River Landing Building C.

RESOLUTION NO. 2018-54

Resolution approving the disposition of property and approving a Lease Agreement with CNCT, LLC was introduced by Foster and seconded by Gill. A roll call vote was taken. Resolution declared adopted.

URBAN RENEWAL PLAN AMENDMENTS ~ PUBLIC HEARING

Olson reported both school districts and the Johnson County Supervisors were invite to a Consultation on Friday, March 16, 2018 and no one attended or provided comments.

Lundell declared this the time for a public hearing on the proposed Amendments to the Mall and Highway 6 Urban Renewal Plan. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-55

Resolution approving the amended and restated Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area (Amendment #9) was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

IOWA ARENA AND SPORTS PERFORMANCE CENTER ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on disposition of real property and interests in real property in the Mall and Highway 6 Urban Renewal Area. There were no public or written comments. Lundell closed the public hearing.

After Resolution No. 2018-56 was read, City Administrator Kelly Hayworth noted the next two items will have development agreements with more specifics coming back to the Council at a future meeting and Ride, LLC is also the owner of Homewood Suites in the Iowa River Landing.

RESOLUTION NO. 2018-56

Resolution approving disposition of certain Development Property for the Development of a multi-use building containing a hotel and retail, office and other commercial space was introduced by Gill, Seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

Lundell declared this the time for a public hearing on disposition of real property and interests in real property in the Mall and Highway 6 Urban Renewal Area. There were no public or written comments. Lundell closed the public hearing.

After Resolution No. 2018-57 was read, Hayworth explained ArenaCo is a community development corporation that has been formed for the express purpose of owning and operating the facility. New Market Tax Credits require a separate non-profit entity to own and operate the facility for the first seven years, which will be reflected in the development agreement.

RESOLUTION NO. 2018-57

Resolution approving the disposition of certain Development Property for the Development of a multi-use arena complex was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

After Resolution No. 2018-58 was read, Hayworth noted some people think the City should by U.S. steel for the project because it will not be affected by the tariff, but Hayworth explained price is not determined by the location of where the steel is made but it is determined by the market demand. Half the steel being purchase for the arena is made in the U.S. and even though the tariffs have not gone into effect yet the price is increasing due to speculation. Councilperson Tom Gill stated the important fact is the arena is going to be built after many years of planning.

RESOLUTION NO. 2018-58

Resolution authorizing the advance ordering of steel necessary for the Iowa Arena and Sports Performance Center was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

FISCAL YEAR 2019 IOWA DOT CONSOLIDATED TRANSIT FUNDING GRANT APPLICATION ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on the City of Coralville Fiscal Year 2018 Iowa Department of Transportation Consolidated Transit Funding Application. There were no public or written comments. Lundell closed the public hearing.

After the resolution was read, Lundell added this doesn't just include funding for Coralville Transit, but includes SEAT's funding through the City's contract with Johnson County.

RESOLUTION NO. 2018-59

Resolution authorizing the filing of an Application with the Iowa Department of Transportation for Fiscal Year 2019 Iowa DOT State Transit Assistance and Federal Transit Administration Funding was introduced by Foster, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

BRIDGEWATER, PART FOUR

Building & Zoning Official Jim Kessler reported this is a 3 Lot and 2 Outlot subdivision. Lot 61 will have 11 4-plex townhomes and 2 36-unit multifamily buildings. Lot 62 will have 4 4-plexes and 1 3-plex townhomes. Lot 63 will have 2 multilevel tower type multi-family buildings. Outlot E will be the possible future site of a tunnel vent for River Products and Outlot F is the location of the existing lake. The Planning & Zoning Commission voted 6-0 to recommend approval of the Final Plat for Bridgewater, Part Four.

After the resolution was read, Lundell asked if this plat is consistent with what was approved earlier for the subdivision. Kessler responded this is consistent with the approve PUD Site Plan with the reduction of one multilevel tower on Lot 63.

RESOLUTION NO. 2018-60

Resolution approving the Final Plat for Bridgewater, Part Four, Coralville, Iowa was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RIDGEVIEW PARTS 1-3

ORDINANCE NO. 2018-1003 An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa, and generally known as Ridgeview Parts 1-3 from R-3, General Residential District, to R-PUD 1, Residential Planned Unit Development One District, was introduced by Gill, seconded by Dodds for 2nd consideration. A roll call vote was taken. Motion carried.

TWO PARCELS TO BE ADDED TO CORAL CROSSING PARTS 6 & 7

ORDINANCE NO. 2018-1004 An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa, and generally known as two parcels to be added to Coral Crossing Parts 6 & 7, from R-3, General Residential District, and I-2, Light Industrial District to R-PUD 1, Residential Planned Unit Development One District, was introduced by Dodds, seconded by Goodrich for 2nd consideration. A roll call vote was taken. Motion carried.

SIDEWALK PROJECT 2017 (ZONE 3) ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on the plans, specifications, estimate of cost and form of contract for the Sidewalk Project 2017 (Zone 3). Lundell noted the City is divided into five zones, with one zone being inspected each year to determine which sidewalks need to be improved or repaired. Zone 3 is the area north of I-80, east of I-380, south of Forevergreen Road and west of the CRANDIC Railroad. There were no other public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2018-61

Resolution approving the plans, specifications, estimate of cost and form of contract for the Sidewalk Project 2017 (Zone 3) was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

Olson reported one bid was received from JDM Concrete LLC from Solon for \$45,102.75 and the engineer's estimate was \$58,410.00. JDM Concrete LLC has done a good job for the City in the past and staff recommends approving their bid.

RESOLUTION NO. 2018-62

Resolution accepting bids and awarding the contract for the Sidewalk Project 2017 (Zone 3) was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2018-63

Resolution approving the contract and bond documents for the Sidewalk Project 2017 (Zone 3) was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

WASTEWATER TREATMENT PLANT IMPROVEMENTS - 2017

Dave Schechinger PE from Veenstra & Kimm, Inc. reported 3 bids were received last Wednesday with low bid from Miron Construction Co., Inc. for \$32,330,000.00. The engineer's estimate was 30,098,000.00 and all three bids were above the estimate and pretty close together. Some reasons for the bids being higher are the rise in steel prices, and the 30-month length of the project and the large stockpile of materials/soil that may have to be moved from the site if it can't be used. There are several factors increasing the project costs and no single item can be altered to significantly reduce costs. Schechinger noted they plan on having the Council take action on the bids received at the next Council meeting.

PARKING REGULATIONS

ORDINANCE NO. 2018-1005 amending Chapter 69 of the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding Parking Regulations, was introduced by Gill, seconded by Gross for 2nd consideration. A roll call vote was taken. Motion carried.

WIRELESS FACILITIES SITING

After the motion was made, Olson explained in response to a letter submitted and discussed at the last meeting he has changed the time period for a company to move or remove their equipment from 30 days to 90 days and he clarified reimbursement costs for consulting fees will be what is allowed by State law. Olson recommended approval of the changes and the second reading of the ordinance.

Motion by Gill, seconded by Goodrich to amend Ordinance No. 2018-1006. Motion carried.

ORDINANCE NO. 2018-1006 amending Chapter 161 of the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding wireless siting regulations, was introduced by Dodds, seconded by Gross as amended for 2nd consideration. A roll call vote was taken. Motion carried.

STORM WATER RATES AND FEES

After the ordinance was read, Olson noted the rate increase will take affect July 1st.

ORDINANCE NO. 2018-1007 amending Chapter 102 of the Code of Ordinances of the City of Coralville (2011), as previously amended, regarding Storm Water Rates was introduced by Goodrich, seconded by Foster for 1st consideration. A roll call vote was taken. Motion carried.

CONTRACT AMENDMENT

RESOLUTION NO. 2018-64

Resolution approving a Contract Amendment to Contract 16-RD-001 with the Iowa Economic Development Authority was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

WORKFORCE HOUSING TAX CREDIT

RESOLUTION NO. 2018-65

Resolution of support of the Application of Carefree Ltd. 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.

RESOLUTION NO. 2018-66

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

REBATE AGREEMENT

RESOLUTION NO. 2018-67

Resolution setting a public hearing on the proposal to enter into a Development Agreement to CIVCO was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING SANITARY SEWER AND ROADWAY GRADING PROJECT - 2017

RESOLUTION NO. 2018-68

Resolution approving Supplemental Agreement No. 4 to HR Green, Inc. for the Iowa River Landing Sanitary Sewer and Roadway Grading Project – 2017 was introduced by Goodrich, seconded by Dodds. 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 March 27, 2018 Coralville City Council Special Meeting.
- b) Approve **New** Class C Liquor License with Sunday Sales for **Three Samurai**: Eff. 04/01.
- c) Approve Class C Beer Permit with Sunday Sales for **La Lupita**: Eff. 04/21.
- d) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Vesta**: Eff. 05/01.
- e) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Konomi, Inc.**: Eff. 05/01.
- f) Approve Class E Liquor License with Class B Wine Permit (Carryout Wine), Class C Beer Permit (Carryout Beer) and Sunday Sales for **Costco Wholesale #1111**: Eff. 05/01.

- g) Approve Class C Liquor License with Brew Pub, High Proof Brew Pub, Outdoor Service and Sunday Sales for **Backpocket Brewing, LLC**: Eff. 05/05.
- h) Approve payment to **JLG Architects** for the Iowa Arena and Sports Performance Center architectural services and reimbursable expenses (#15012-14): \$30,086.97.
- i) Approve payment to **Design Force** for Design Fee for the Coralville Marriott Redesign Project (#4926): \$1,272.97.
- j) Approve payment to **Louie's Wine Dive – Coralville, LLC** for tenant improvements reimbursement (#Improvement): \$199,360.00.
- k) Approve payment to **Slabach Construction Co., Inc.** for Iowa River Landing Building G (#23510): \$3,981.00.
- l) Approve payment to **Van Meter Inc.** for corning fiber for the Iowa River Landing (#S010127079.001): \$13,333.00.
- m) Approve payment to **Quality Home Repair LLC** for Coralville Marriott Hotel & Conference Center FF&E Invoice:
 - i) 3rd through 5th floor, floor repairs (#02252018ENB) \$4,083.64
 - ii) 2nd floor hallway wall repairs (#02252018ENA) \$3,642.30
- n) Approve payment to **Coralville Marriott Hotel & Conference Center** for FF&E Invoice from Saflok to install/update RFID lock system deposit (#10312017EX): \$29,049.72.
- o) Approve payment to **A&B Electric Inc.** for Coralville Marriott Hotel & Conference Center FF&E Invoice to relocate chemical control linked to water meter and reroute power to supply zinc pump for cooling towers (#10132017ENA): \$3,634.00.
- p) Approve payment to **Ward Diesel Filter Systems** for four no smoke direct source capture exhaust removal systems for the Fire Department (#3522D): \$36,165.24.
- q) Approve payment to **Bolton & Menk, Inc.** for the Russell Slade Boulevard Streetscape and Cemetery Improvements Project (#0215398): \$8,750.00.
- r) Approve payment to **TEAM Services, Inc.** for Iowa River Landing Drury Parking Ramp construction testing services (#9-2209): \$3,552.82.
- s) Approve payment to **Coralville Marriott Hotel & Conference Center** for FF&E Invoice from:
 - i) Iowa Fitness Supply for 3 treadmills with 2 trade-ins (#01292018EN) \$6,048.00
 - ii) MTE Cable for RFID lock system install/upgrade cabling (#10312017EX) \$11,675.00
- t) Approve payment to **Shive-Hattery, Inc.** for Highway 6 & Jones Boulevard Traffic Signals:
 - i) Traffic Signal Testing (#1171030-5FINAL) \$2,083.92
 - ii) Traffic Signal Design (#2162910-6) \$500.00
- u) Approve payment to **Stevens Erosion Control** for Coral Ridge Avenue – Phase 1 (#6038): \$1,092.50.
- v) Approve payment to **Creative Software Services** for Building & Engineering Permit Software:
 - i) Invoice #16223 \$425.00
 - ii) Invoice #16224 \$2,896.80
- w) Approve payment to **Municipal Emergency Services** for firefighter equipment (#IN1209766): \$13,813.75.
- x) Approve payment to **Hawkeye Environmental** for asbestos survey and analysis of the Wastewater Treatment Plant Effluent and Grit Buildings (#09282051): \$500.00.
- y) Approve Change Order #4 to **Miron Construction, Inc.** for the Water Treatment Plant Improvements 2017: +\$9,242.21.
- z) Approve Change Order #1: +\$8,700.00; and Partial Payment #1: \$181,284.27; to **Iowa Bridge & Culvert** for Clear Creek Trail Phases 6 & 7.
- aa) Approve Pay Estimate #1 to **Peterson Contractors, Inc.** for Coral Ridge Avenue – Phase 2: \$121,945.47.
- bb) Approve a Master Services Agreement and Statement of Work with **ProCircular** for network testing services not to exceed \$14,400.00.
- cc) Approve attendance of Kelly Hayworth to ICSC RECAN in Las Vegas, NV from May 19-23, 2018: \$2,285.56.
- dd) Approve Bill List for April 10, 2018.

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

Asst. City Engineer Scott Larson reported temporary paving on the east side of 1st Avenue should start on the 1st Avenue project with increasing temperatures at the end of the week. The biggest question from citizens is when will 6th Street be closed and they anticipate it closing April 30th at the earliest because of the recent snow. On the Coral Ridge Avenue project, they will start pouring concrete on the southeast corner today and tomorrow they will finish pouring concrete on that corner, a sidewalk connection at Crosspark Road and Oakdale Boulevard and a large portion of the southwest corner of Oakdale Boulevard and Coral Ridge Avenue. Video detection cameras for the traffic signals at Oakdale Boulevard and Coral Ridge Avenue have been moved, so the old traffic signal poles can be removed to make way for construction. Water main work continues on the Forevergreen Road right turn lane. They will still detour traffic from Coral Ridge Avenue using Crosspark Road in early to mid-May but they continue to evaluate that daily. Lundell asked when the project job meetings are. Larson responded the 1st Avenue Improvements job meeting is at 9:00 A.M. and the Coral Ridge Avenue Improvements job meeting is at 10:00 A.M. on Thursdays. Both meetings are in the conference room on the west end of City Hall and open to the public. If you can't make the meeting Larson encouraged people to send them e-mails with their questions and staff will get them answered at the meetings and forward them the information.

City Administrator Kelly Hayworth thanked the volunteers, participants, businesses and individuals that made this weekend's activities like the "4thFest Basket Auction" and "Putt Putt Fore the Library."

Mayor John A. Lundell also thanked everyone for their work and participation in the weekend events and Senator Bob Dvorsky's Retirement Party on Friday. Lundell noted Sunday, April 22nd is the Fireman's Pancake Breakfast at Fire Station #1. Lundell invited everyone to participate in the City-Wide Garage Sale on May 5th, and the City Swap Meet and Shred Day on May 12th. Mayor's Clean Up week will be May 14th through May 18th on your garbage day.

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

Councilpersons Laurie Goodrich and Jill Dodds had nothing to report.

Councilperson Tom Gill followed the World Wrestling Event through CVB President Josh Schamberger's tweets on Twitter and Gill congratulated Schamberger on a great event.

Councilperson Mitch Gross congratulated Library Director Alison Ames Galstad and Asst. Library Director Ellen Hampe Alexander on a successful "Putt Putt Fore the Library." Gross asked when the Goal Setting Report will be acted on by the Council. Hayworth responded next Council Meeting. Gross reported the state legislature is looking to take away the backfill they promised when commercial property taxes were lowered in 2013. In Coralville the backfill is over \$1,500,000.00. Gross and Foster urged citizens to speak with their legislatures and Governor Reynolds because the lost revenue will have to come from somewhere. Lundell added the legislature plans to reduce the backfill in July, which will cause reductions in the already approved budgets for next fiscal year.

Councilperson Meghann Foster reported she and Councilperson Laurie Goodrich attended the Iowa League of Cities Municipal Leadership Academy last week and the backfill was a large topic of discussion. Foster noted in addition to attending previously mentioned events she attended the Coralville Central Elementary Fun Fair and played games originally made by Councilperson Tom Gill.

Gill asked Gross when West High's production of West Side Story will take place. Gross responded there will be performances this Thursday through Sunday.

Motion by Gill, seconded by Gross to adjourn at 7:25 P.M. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk