

**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 Special Meeting of the City Council of the City of Coralville, Johnson County, IA was held at City Hall, 1512 7<sup>th</sup> Street on Tuesday, January 25, 2022 with Mayor Meghann 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](http://www.coralville.org/coralvision).

The following Council Members were present: Knudson, Gross, Huynh, Dodds, 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; Finance Director Tony Roetlin; Police Chief Shane Kron; Communications Specialist Jon Hines; City Clerk Thorsten J. Johnson.

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

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

City Attorney Kevin Olson swore in Laurie Goodrich as Councilperson.

Mayor Meghann Foster proclaimed January 2022 as “Human Trafficking Prevention and Awareness Month.” President Tish Young of Chains Interrupted accepted the proclamation and introduced Board Member Nikki Stallman. Young explained Chains Interrupted is a non-profit formed in eastern Iowa to fight human trafficking until there are no slaves left in Iowa, the United States or the world. They work closely with agencies in Johnson County including the Domestic Violence Intervention Program (DVIP) and the Johnson County Coalition to End Human Trafficking. Young thanked the Mayor for recognizing the problem of human trafficking by issuing this proclamation and she looks forward to working with them, the Police Department and other agencies in Coralville. One of those efforts in getting the Hyatt Regency and other local hotels training for House File 2259. Councilperson Mitch Gross noted the Mayor, Council and Police Department helped Coralville become one of the first cities to take action on Massage Parlors. Gross noted that a couple of years ago a local Junior High School Student was intercepted by the FBI at the Atlanta Airport and saved from sex trafficking highlighting this is happening in Coralville and Johnson County. Councilperson Jill Dodds told Young they are doing a good job getting the word out and she saw the report on trafficking on KCRG. Dodds is glad Coralville is part of the effort. Foster noted she is wearing blue because it is the color for Human Trafficking Prevention and Awareness Month.

There were no community comments.

**INTERSTATE 80/1<sup>ST</sup> AVENUE INTERCHANGE PROJECT ~ PUBLIC HEARING**

Foster declared this the time for a public hearing on the disposal of interests in real property for the Interstate 80/1<sup>st</sup> Avenue Interchange Project. There were no public or written comments. Foster closed the public hearing.

After the resolution was read, City Administrator Kelly Hayworth asked City Engineer Scott Larson to speak about the project and its schedule. Hayworth added the City will take advantage of every opportunity to remind people that this project is coming up. Larson reported the design work to turn the I-80/1<sup>st</sup> Avenue Interchange into a diverging diamond interchange is mostly done. They hope this spring or early summer to start relocating the utilities crossing underneath I-80, north to south, on 1<sup>st</sup> Avenue to a predesignated corridor east of the new diverging diamond interchange and completing it this fall. The IDOT bid letting will be this August in hopes of construction starting at the end of the year. The bulk of construction will happen in 2023 and finish in 2024 with landscaping and aesthetic work. Traffic should not be impacted this year. Gross asked if this is the same setup happening on the I-80/I-380 Interchange. Larson responded no. There are no flyover ramps and the divergent diamond is a totally different design relying on traffic signals and other details that can be found on the City website. Another high lite is a

complete redesign of the pedestrian/bicycle path that will be totally separated from the roadway. Some advantages for the divergent diamond interchange are traffic safety and how it handles left turning traffic to lessen the time they take. Hayworth noted another safety feature is the moving and redesign of the Magellan entrance to a signaled intersection for the truck traffic currently impacting 1<sup>st</sup> Avenue. This will provide another access to the Iowa River Landing. It is hoped there will be a new operational intersection for the Iowa River Landing by early summer in 2024. Councilperson Hai Huynh asked how pedestrians and bikes will cross 1<sup>st</sup> Avenue. Larson responded bikes and pedestrians will still use the crosswalks to cross 1<sup>st</sup> Avenue but they will cross I-80 on the east side instead of the west side of 1<sup>st</sup> Avenue exiting directly into the Iowa River Landing. Councilperson Mike Knudson is excited for the biking opportunities provided by the project and asked how traffic will be handled during construction. Larson responded there will be one traffic lane maintained in each direction at all times but trails will be impacted. When the project is completed in 2024 it will be the fourth diverging diamond interchange in Iowa but the only one with a grade separated pedestrian/bike trail. The removal of bikes and pedestrians from the road will also save time by eliminating crosswalk signals.

#### **RESOLUTION NO. 2022-6**

Resolution approving the disposal of certain real property to the State of Iowa for the Interstate 80/1<sup>st</sup> Avenue Interchange Project, was introduced by Knudson, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

#### **EAGLE BEND AT CLEAR CREEK – PART ONE**

#### **RESOLUTION NO. 2022-7**

Resolution accepting Public Improvements constructed on Eagle Bend at Clear Creek – Part One, Coralville, Iowa, was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

#### **FISCAL YEAR 2023 BUDGET – MAXIMUM LEVY**

After the resolution was read, Knudson asked if this is the first year this is required. Hayworth responded it is the second year. Finance Director Tony Roetlin concurred Fiscal Year 2022 was the first year this extra step was required. Knudson asked if the City always uses the maximum amount. Hayworth explained the Council set the tax rate which determines the maximum amount of property tax the City can raise. The tax rate could have been set higher than it is. The public hearing will be February 8, 2022.

#### **RESOLUTION NO. 2022-8**

Resolution setting a public hearing date on the total maximum property tax dollars for the Fiscal Year 2023, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

#### **BONDS**

After the resolution, Roetlin explained this will refinance 9 separate bond issues for interest rate savings. As the process moves forward, they will verify if the scheduled bonds scheduled still make economic sense and fine tune the proposal. The public hearing will be February 8, 2022.

#### **RESOLUTION NO. 2022-9**

Resolution to fix a date for a public hearing on General Obligation Essential Corporate Purpose Loan Agreements, was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

## **HAZARD MITIGATION GRANT PROGRAM APPLICATION**

After the resolution was read, Hayworth noted Deputy City Administrator Ellen Habel and MidAmerican Energy have worked hard on this application. Habel explained how thunderstorms, snow storms and derechos knock down power and communication lines and in the older parts of Coralville those lines are in back yards making it hard to access and repair them. By relocating them to front yards and burying them underground they will be more resilient and accessible. This was identified in the Hazard Mitigation Plan adopted by the County for all jurisdictions so it is eligible for assistance. This application is not for the actual work but to research and conduct a cost/benefit analysis to determine if the project is eligible for the grant money. The cost/benefit analysis looks promising. The actual project will cost \$1.7 million and benefit 270 homes. There are more homes that need this done but this is the first step. Hayworth added this is the first grant application in Iowa and the State is very interested in working on it. Habel noted the State is not sure the project is eligible because it is the first application in Iowa. Foster stated 270 homes is a big impact and Habel agreed adding it covers about 28 blocks. Hayworth noted some of these homes did not have power restored for 10 days after the derecho because of the afore mentioned issues. One person resident was on a medical device that required hooking up a generator quickly. Habel noted Iowa Homeland Security likes the idea but needs to figure out how to make it work. Councilperson Mitch Gross asked if this will be expanded to the arterial streets and main lines. The City will continue to do this as we get money. Hayworth explained other funds are available to bury lines on arterial streets with MidAmerican paying some of those costs and project funds like those for the 5<sup>th</sup> Street project. Funding to relocate and bury the backyard lines in older residential neighborhoods is the problem. Knudson asked how many more homes have above ground power lines. Habel thought about 4 times as many and Hayworth thought it was a little lower but neighborhoods with buried lines are still affected by the main lines like the one on 12<sup>th</sup> Avenue which is above ground and vulnerable. Knudson asked what MidAmerican's share will be since they will benefit with less maintenance and power outages. Hayworth thinks the role MidAmerican will play will be determined as we go through this process. The City will also need to figure out how to hook up buildings to the power lines because that will not be covered by the grant. They will have to figure out what type of matches are required and what MidAmerican can help out with. For example, on the 5<sup>th</sup> Street Improvements MidAmerican will cover burying the whole line because its useful life is up. Hayworth is hopeful the utility companies will help out because they will benefit from these funds when Coralville and the State figure it out. Huynh asked how the City identified the residences involved. Habel responded they looked at denser areas with back yard lines where they can get more bang for the buck, but they hope to find additional funds to help more neighborhoods. Hayworth added they have targeted a couple of the streets on the CIP that need to have the street and water lines replaced like on 8<sup>th</sup> and 9<sup>th</sup> Avenues because doing all the work at the same time will make the projects easier. Huynh asked for a timeline. Habel explained the application will be reviewed by FEMA in Kansas City rather than Washington D.C. so they hope to know by July 1<sup>st</sup>.

### **RESOLUTION NO. 2022-10**

Local match resolution for the Hazard Mitigation Assistance Program, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

## **AMENDMENT NO. 2 TO PRIVATE REDEVELOPMENT AGREEMENT**

### **RESOLUTION NO. 2022-11**

Resolution approving Amendment No. 2 to the Agreement for Private Redevelopment with Latitude at CA/Argent Coralville, LLC, was introduced by Knudson, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

### **1<sup>ST</sup> AVENUE IMPROVEMENTS – 6<sup>TH</sup> STREET TO 9<sup>TH</sup> STREET**

It was noted this agreement is not to exceed \$50,000.00 and the contractor has agreed to reimburse the cost.

## RESOLUTION NO. 2022-12

Resolution approving Supplemental Agreement #3 with HR Green, Inc. for 1<sup>st</sup> Avenue Improvements – 6<sup>th</sup> Street to 9<sup>th</sup> Street, was introduced by Gross, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

## COMMERCIAL PROPERTY MANAGEMENT SERVICES AGREEMENT AMENDMENT NO. 2

## RESOLUTION NO. 2022-13

Resolution approving Amendment No. 2 to that certain Commercial Property Management Services Agreement with Watts Group Rentals, LLC, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

### MOTION BY DODDS TO APPROVE CONSENT CALENDAR items a-r inclusive:

- a) Approve minutes for the January 11, 2022 Coralville City Council Regular Meeting.
- b) Approve **temporary premise update** for Class B Liquor License with Catering Privilege and Sunday Sales for **Coralville Hyatt Regency Hotel & Conference Center**. Eff. 01/29. (Remove coverage of exhibit hall area for BrrrFest.)
- c) Approve **new** 5-day Class C Liquor License for **BrrrFest**. Eff. 01/29. (Covers exhibit hall area of Coralville Hyatt Regency Hotel & Conference Center for day of event.)
- d) Approve **new** Class C Liquor License with Sunday Sales for **Si Senior Two Inc.**: Eff. 01/15.
- e) Approve Class C Liquor License with Sunday Sales for **El Dorado**: Eff. 2/6.
- f) Approve Class B Native Wine Permit with Sunday Sales for **Bits & Pieces**: Eff. 2/24.
- g) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Pappageorge Haymes Partners** for IRL Master Planning LOD's & Cad Services November 2021 (#135646): \$2,253.15.
- h) Approve payment to **Impact7G** for Clear Creek Stream Bank Mitigation (#24308): \$3,458.00.
- i) Approve payment to **HR Green, Inc.** for consulting services – Stormwater Design Review, Flood Protection System and Hawkeye Oil Water Main Investigation (#147765): \$2,726.50.
- j) Approve payment to **Shive-Hattery, Inc.** for City Limits Survey (#1208750-1): \$3,726.00.
- k) Approve payment to **Shoemaker Haaland** for Clear Creek Trail Connection (#021290.00-3): \$2,745.00.
- l) Approve payment to **AEC Contracting** as approved by ECICOG for the Housing Rehabilitation Program work at:
  - i) 2325 10<sup>th</sup> Street (1/18/2022 Final) \$13,133.00
  - ii) 903 5<sup>th</sup> Street (1/18/2022 Final) \$30,732.00
- m) Approve payment to **Mechanical Service, Inc.** for the Indoor Pool's Desert Air Unit Maintenance Project (#28056): \$14,677.02.
- n) Approve payment to **Terry-Durin Co.** for 60 LED Street Lights (#97666-00): \$17,340.00.
- o) Approve Change Order #17: -\$31,638.25; and Pay Estimate #31: \$1,495,890.84; to **Miron Construction Co., Inc.** for the Wastewater Treatment Plant Improvements 2017. (This includes a partial release of retainage.)
- p) Approve the Project Maintenance Closeout Letter to MediRevv, Inc. from the Iowa Economic Development Authority. (This letter notes MediRevv, Inc. has satisfied the job maintenance requirement for its forgivable loan.)
- q) Approve attendance of Tylin Roberts, Rodney Courtney & Sam Contreras to ILEA Basic Academy Training at Johnston, Iowa from January 4, 2022 to April 21, 2022: \$28,175.00.
- r) Approve Bill List for January 25, 2022.

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

City Administrator Kelly Hayworth reported they had the kickoff meeting for the Biscuit Creek Streambank Restoration yesterday and people can expect work to start in the next couple of weeks. Hayworth asked City Engineer Larson to report what can be expected. Larson reported the project starts along the creek just north of 6<sup>th</sup> Street north through Central Park; continues north of 7<sup>th</sup> Street for 1,000 feet and wraps around the north end of 4<sup>th</sup> Avenue Place and 5<sup>th</sup> Avenue. The project will reshape the banks of Biscuit Creek on both sides and establish a flood plain bench to help with moderate flow events and create extra storage volume. This will make maintenance easier not only through Central Park by reducing the steepness of the slope but by making it easier to access and clear obstructions made by trees and debris. Residents will see tree clearing north of 7<sup>th</sup> Street and excavation of material from the creek bed in the next couple of weeks. The bulk of the work will be done by the end of May. Notice will be sent to property owners immediately adjacent to the project area and anyone else can contact the Engineering or Parks Department for more information. Hayworth noted this is partially funded by a grant through the Clear Creek Watershed which has at work for at least five years. Hayworth announced this Saturday is the Fire Department's Winter Waterfights at S.T. Morrison Park in the Aquatic Center parking lot. It will go on for most of the day starting around 10:00 AM. This is a fun event where they like it cold. Fire departments are coming from several states with some as far away as South Dakota.

Mayor Meghann Foster reported this has been a week of mayoral firsts starting with the High School Girls State Wrestling Tournament at the Xstream Arena. Foster was honored to welcome the athletes, fans and families and to be there when it was announced High School Girls wrestling is officially sanctioned in the State of Iowa. Foster congratulated everyone in the tournament and the winners. Foster works with the DVIP who helps victims of human trafficking and stalking as well as victims of intimate partner violence. Foster stressed it is a big problem in this community. Part of the reason we see so much of it in this community is the number of hotels and the proximity to the interstate. There is a lot of labor trafficking that happens in this community. Foster thanked the work of Chains Interrupted, the Johnson County Human Trafficking Coalition and the DVIP. Foster gave out the Human Trafficking Hotline number, 1-888-373-7888 so anyone with questions or concerns can give them a call. Foster asked for an update on Neighbors Helping Neighbors. Habel reported the program started in July and they have helped 3 to 4 people a month and the City continues to match every dollar with 25 cents. Donations have ranged from \$600.00 to \$200.00 a month. December was one of the higher fundraising months with \$700.00 to \$800.00. Those who need help with their bills can contact the United Way and there continues to be money available through the State as well as some other resources. A list of sources that have money available are on the City website and funding is now available through HACAP. Foster encouraged people to donate. Foster thanked Habel and Habel stated they really appreciate people's generosity.

City Attorney Don Diehl had nothing to report. City Attorney Kevin Olson reported his daughter, a recent graduate from the University of Minnesota and works for the Texas Tech Athletic Department told him Lubbock, Texas is under a Winter Storm Warning and expecting 2 inches of snow. Their department was told to take their laptops home because they didn't know if they will make it into work tomorrow.

Councilperson Mike Knudson thanked City Administrator Kelly Hayworth and Finance Director Tony Roetlin for answering his budget questions and meeting with him this last week.

Councilperson Mitch Gross noted the Iowa City Community School District Board cancelled their meeting tonight because of the cold, unlike the City of Coralville. Gross announced United World Wrestling will hold the Men's and Women's Freestyle World Cup for 2022 and 2023 at the Xstream Arena in Coralville. Gross gave a shout out to the Iowa City/Coralville Area Convention & Visitors Bureau (CVB) for landing this event. Gross added this is the first time the Women's Freestyle World Cup has ever been hosted in the United States. Gross asked what will happen with the proposed elementary school if the Clear Creek Amana School District Bond Referendum doesn't pass. Some people are concerned the referendum is not being publicized enough. Hayworth responded they are still working on an agreement with the school district and they will ask them what will happen if the bond fails. Gross wondered if the City should help get the word out on the bond referendum so people know about the election.

Councilperson Hai Huynh let people know COVID take home tests are still available at City Hall, the library, food pantry and the State Hygienic Lab in Coralville. People can also order 4 rapid tests online at

[www.covidtest.gov](http://www.covidtest.gov) and it will take a week to 14 days for delivery. Huynh asked people to mask up indoors when you can't socially distance and continue to take safety precautions to help keep everyone safe.

Gross let everyone know Iowa City Community School District schools will be closed tomorrow.

Councilperson Jill Dodds has been reappointed as liaison to the Parks & Recreation Commission, Fred Fevold was re-elected Chair and Dhuha Tawil was elected as Vice-Chair. Dodds thanked them for their future work and leadership. Dodds reported the Clear Creek Stream Mitigation Bank project has been accepted by the U.S. Corps of Engineers and the public comments have been closed. The next step will have staff go over the public comments with Judy Joyce and make plans from there. Dodds announced the new ice-skating rink at 401 Oakdale Boulevard is now open for use. Dodds reported they are doing a deep clean at the North Ridge Pavilion and have completed painting the walls. They will be stripping and refinishing the floors, installing new countertops and refrigerator and will power wash the exterior when weather permits. Dodds announced the Samuel Kirkwood Eagle Watch will be Saturday, February 5<sup>th</sup> from 9:30 AM to Noon at the Iowa River dam pedestrian bridge. The Yeti Pedal will be February 5<sup>th</sup> at the Tom Harkin Trailhead from 1:00 PM to 3:00 PM depending on snow and weather. Foster will be at the Eagle Watch in an eagle costume with her eaglet, 8-year-old son. Dodds spotted and eagle over the interstate today.

Councilperson Laurie Goodrich stated it has been a joy working with the Council and she is glad to be working with Councilperson Mike Knudson to keep Coralville a great place to live, work and play. Goodrich thanked Josh Schamberger and his team at the CVB for their hard work on bringing these great events to the area and Coralville. Goodrich reported there is a Test Iowa Company conducting tests at Liberty High School and they plan to conduct tests at Northwest Junior High School. They are closed now due to the cold weather but will start back up when it warms up. Goodrich thanked City employees for working out in the cold weather.

Motion by Dodds, seconded by Huynh to adjourn at 7:28 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk