

**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**

An **Electronic Meeting** (pursuant to Iowa Code Section 21.8) of the City Council of the City of Coralville, Johnson County, IA was held Tuesday, January 26, 2021 at 6:30 PM because a meeting in person is impossible or impractical due to concerns for the health and safety of Council Members, Staff and the Public presented by COVID-19. Until further notice all our Council Meetings will be held electronically only. Recorded webcasts of this meeting are on Mediacom 118-8 and on-demand at www.coralville.org/coralvision.

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

The following Staff were present at City Hall: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; Finance Director Tony Roetlin; Community Development Director Dave Johnson; Production Assistant Matt Palmer; Communications Specialist Jon Hines and City Clerk Thorsten J. Johnson.

The following Staff was present electronically via Zoom: City Engineer Dan Holderness; Asst. City Engineer Scott Larson; Director of Parks & Recreation Sherri Proud, Library Director Alison Ames Galstad.

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

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

Nancy Goeken asked if her written comments for Forevergreen Heights got forwarded to the Mayor and Council during citizen comments. Lundell responded yes. There were no further public or written comments.

Mayor John A. Lundell proclaimed February 1-7, 2021 as "National Gun Violence Survivors Week" and after reading the proclamation asked the City Clerk to send it to Dr. Tanya English.

IOWA RIVER LANDING RETAIL LEASE ~ PUBLIC HEARING

City Attorney Kevin Olson reported there were no alternate proposals.

Lundell declared this the time for a public hearing on disposal of an interest in real property and soliciting alternate proposals for the leasing of Unit C104, IRL Part Two Condominiums. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2021-4

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

RESOLUTION NO. 2021-5

Lundell noted this is for the property Anthropology is interested in leasing. The public hearing will be February 23, 2021.

Resolution of intent to dispose of an interest in real property and soliciting alternate proposals for the leasing of 920 E. 2nd Avenue, Suite 145, was introduced by Gross, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

CLEAR CREEK MITIGATION BANK ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on a Loan Agreement in a principal amount not to exceed \$2,500,000.00. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2021-6

Resolution taking additional action to enter into a Loan Agreement in the amount not to exceed \$2,500,000.00, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

Lundell declared this the time for a public hearing on a proposal to enter into one or more Loan Agreements and to borrow money thereunder in a principal amount not to exceed \$2,500,000.00. There were no public or written comments. Lundell closed the public hearing.

After the resolution was read, City Administrator Kelly Hayworth reported the City will choose which one of these two different mechanisms to make loans under the State Revolving Fund program are most appropriate at a later date.

RESOLUTION NO. 2021-7

Resolution taking additional action to enter into a Loan Agreement in the amount not to exceed \$2,500,000.00, was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

FOREVERGREEN HEIGHTS ~ PUBLIC HEARING

Community Development Director Dave Johnson reported this property is zoned for R-PUD 1 development and approved for residential use with Ordinance 2016-1004 and Resolution 2017-30 approved a PUD-A Site Plan. The original 2017 PUD-A Site Plan has a 234-acre mixed residential project with 1,032 Units and a 14-acre school site with an average density of 4.41 units per acre and 4.69 units per acre without the school site. Both are below the 6 units per acre low-density residential requirement. Kaiser Holdings, LLC is purposing an amended site plan for a 208-acre mixed use residential development with 1,002 Units without the school site from the previous plan. The average density is 4.8 units per acre and low-density residential. It contains 328 single-family units, 442 two to four family attached units and 232 multi-family units. The project will be built in six phases over six years with Phase 1 beginning this spring. This proposal is very similar to the April 28, 2020 approved concept plan which had 993 Units with an average density of 4.75 units per acre. 59% of the proposed plan's 328 single-family lots will be R-1B with a minimum frontage of 50 feet and size of 5,000 square feet like the lots in Pine Hills Estates, The Stables and North Ridge Subdivision. The other lots are R-1 Single Family Residential District with a frontage of 80 feet and size of 8,000 square feet. Johnson showed some examples of the homes that could be built on these lots. The home designs for single-family, townhomes and multifamily building will be developed further if the Preliminary Plat and PUD-A Site Plan are approved. The City will receive 22.77 acres of passive and active public open space. This development is considered consistent with the overall Community Plan Land Use Map designations of Low, Medium and High Density Residential and meets Coralville's housing goals promoting attainable housing and a variety of housing types essential for communities to advance growth, economic development and work force retention, development and equity. The Community Plan supports walkable and connected developments and this development is less than 1,000 feet from Liberty High School and has a future elementary school site adjacent to the north end. Schools provide education and are an important social component for kids and families that function as community/activity centers, support networks and safe places to recreate. City staff supports this development which meets the goals of the Community Plan, is 30 units less than the 2017 approved PUD-A Site Plan and the proposed density of 4.8 units per acre is low-density residential and conforms with the Coralville Land Use Plan Map. The Planning & Zoning Commission voted 5-2 to deny the PUD-A Site Plan and 6-1 to deny the Preliminary Plat for Forevergreen Heights.

Lundell declared this the time for a public hearing on the PUD-A Site Plan for Forevergreen Heights. Lundell asked those wishing to speak to be respectful, keep their comments to 5 minutes and try not to repeat what others have already said. Matt Adam is a representative of the developer on this project and he introduced Engineer Caleb Smith who can handle more technical questions on the development. Scanlon Family Farm's representative Bod Downer is also available. Adam explained a new plan was needed after the school district purchased land for an elementary and possibly a middle school requiring removal from the 2017 PUD-A Site Plan. Adam feels this plan is better because it has more single-family homes along Dubuque Street that provide a transitional area between the lower density residential homes, high density streets and medium density users. There is a greenspace along Dubuque Street with trees providing a buffer with the large lot homes to the east. There is a large variety of houses that are affordable and attainable. They will have a greenbelt between the proposed Forevergreen Road, High School and future Elementary School with a sidewalk along the east side of the proposed Scanlon Farms Road with several trees. The proposed Forevergreen Road will have sidewalks on both sides. The development is compatible with surrounding neighborhoods like Donohue Estates in North Liberty that has a density of 5 units per acre and what is planned at the High School and 40-acre school site. The development is consistent with the Land Use Map and below the lowest allowed density. There is also more usable open space than in the 2017 PUD-A Site Plan. They are donating the north park area to the City and the developer will grade a 12-foot flat area around the pond, 150-foot by 225-foot practice field and a future parking area to be built by the City. They will grade for a future shelter building, playground pad and parking area in the south park area. Adam reported working with City staff on the stormwater detention plan. Adam reported they conducted a traffic study based on the Johnson County organizational model and amended it to include their subdivision, both school sites and the Scanlon Farm South Ridge commercial site. Both City staff and the Metropolitan Planning Organization of Johnson County had no further comment after reviewing the study. Adam admitted the development will increase traffic but they are adding a second roundabout at North Liberty Road and Forevergreen Road before its required in 15-20 years to help calm traffic and assist in traffic control now. Adam believes both roundabouts and extension of Forevergreen Road from the west will help the natural flow of traffic travel through North Liberty and not increase traffic going north on Dubuque Street. Adams noted the subdivision is surrounded by arterial roads or collectors; an improvement over the 2017 Site Plan; consistent with the Land Use Plan; compatible with the character of the surrounding properties and developments. Adam requested the Council approve the Site Plan and Preliminary Plat so they can start construction on 100 acres of the south and west portion this spring. Area residents Edgar and Lisa Samaniego at 3900 North Liberty Road noted concerns about 3,000 or 4,000 people moving into the area; taxes going up; the unrealistic traffic study; the character of this development not matching the surrounding large lot single homes; and maintaining their privacy. Peter Nau at Stoney Pointe Lane stated no one in the area he has spoken with thinks this is an ideal development; a lot of the proposed greenspace is not gradable and usable; there are stormwater runoff and residential density concerns; it is not close to public resources like groceries, shopping areas, police and fire protection and public transit; and North Liberty development hasn't been taken into consideration. Loren Hoffman with Hall & Hall Engineers and representing the landowner noted the two multifamily parcels in the development will be 55+ cooperatives meant for retirees and nearby residents transitioning to different types of housing without having to leave the area. Hoffman thought these will have a lower traffic impact than other multifamily types targeting younger populations. Jana Wessels of 3831 Cedar Drive NE noted the 2017 Site Plan was extremely controversial and she thinks the new Planning & Zoning Commission and Council should take a fresh look at this development. Wessels stated traffic is already bad in the area and this will make it worse, she is concerned about the impact on the water table and surrounding wells, and this is the first she heard of the multifamily housing being a retirement community. Wessel believes the 3,000 new people will be land locked and the area will become a liability to Coralville in the future so they should slow down and consider better options for the area. Stan Podhajsky at 3817 Cedar Drive NE was concerned about traffic going south with 84 private and road accesses and 47 on North Liberty Road and people having to wait on 2,000 to 3,000 extra vehicles. Podhajsky noted a town the size of Solon is going into a space that is one fourth the footprint and doesn't know how that is considered low density. Podhajsky thinks this development will totally change the rural environment and he knows Dr. Scanlon wouldn't approve of this size of a development on his farm land which he put in a trust that was eventually dissolved. Podhajsky asked the Council to think of this as part of Coralville proper and in their own

backyard and take time to come up with better possibilities that benefit everyone in the area and not just the developer and landowner. Podhajsky noted the Planning & Zoning Commission denied this development and they must know something. Shelly Mott at 3828 Stoney Pointe NE asked what is the purpose of the Planning & Zoning Commission if they vote against this development and the Council approves it. Mott asked if Coralville is working with North Liberty on developing this area and taking their developments into consideration. Motts asked the Council to be forward thinking instead of dealing with emergencies after the fact. Motts noted three housing designs creates a cookie cutter neighborhood. Motts was concerned about lack of socioeconomic impact creating problems for the school system. Kyle and Jill Stein at 1500 Salm Drive, North Liberty wanted go on the record as being against the development as it exists for the reasons previously stated. Doug Steffen at 3809 Stoney Pointe Land thanks City staff for their work on this development, but he is against it because of previous comments and it doesn't make financial sense if the City will not be making money on this development when they build new roads in 20 years. Timothy Fixmer at 3824 Stoney Pointe Lane NE wanted to know if any of the previous questions going to be answered. Lundell responded they will later during the Council's discussion. Fixmer was against the development for previously stated reasons and he ask for a plan with lower density, more single-family units, more greenspace for recreational areas that are finished and not just graded so the community can use them from day one. Alan Reed at 175 Auburn East Lane, Coralville asked about how much more fire, police, bus and garbage services; and noted the lack of places to walk to other than the schools and The Depot. Doris Montag at 2976 Dubuque St. NE expressed previously stated concerns. Nancy Goeken at Squire Point noted along with previously stated items she is concerned if a lot of lower income people move to the area, they will not be able to walk to get real groceries and there are no sidewalks up 1st Avenue/North Liberty Road. Mary Ray of 265 Knowling Drive, Coralville agreed with all the other comments against the subdivision and she wanted to know what the lowest price homes will be because she thinks the homes will be in the \$200,000.00 to \$300,000.00 range which isn't an affordable housing option. Charles Tome at 3840 Stoney Pointe Lane thought the only reason this exists is Coralville needs property tax to pay for its TIFs; the Council was being short sighted because in 20 years the development will be part of North Liberty and using their sewer and water because Coralville is nowhere near this piece of land. Tome noted the traffic problem is compounded by out of state visitors visiting two different locations on the reservoir. Tome also thinks the trees along Dubuque Street are too dense and half will need to be removed and the impact on the area's infrastructure nobody pays attention to is understated. City Clerk Thorsten J. Johnson noted for the record that comments were received from Molly Yates on Locust Ridge, Jana Wessels at 3831 Cedar Drive NE, Stan Podhajska at 3817 Cedar Drive NE, President Pat Jepson of the Spring Valley Homeowners Association, Doris Montag at 2979 Dubuque Street NE, and James & Nancy Goeken at Squire Point and they were against the subdivision for reasons already stated. There were no more public or written comments. Lundell closed the public hearing.

After the resolution was read, Lundell and Hayworth decided to begin the discussion with having staff respond to the Council's questions. Councilperson Meghann Foster asked what changed in the concept plan approved 5-0 last April by the Planning & Zoning Commission that caused the PUD-A Site Plan to fail 5-2 this month? Johnson reported the concept had a few less units at 993 and a lesser density of 4.75 units per acre. Councilperson Mitch Gross asked why the number of units changed. Matt Adam responded they added 9 units because changes in the concept and the storm water detention plan after working with staff allowed them. Councilperson Jill Dodds thought the lot size for the R-1B Single Family units with 50 feet of frontage and a 5,000 square foot lot seemed tight and small for the proposed homes to be built. Dodds asked how large the homes will be on those lots, what is the price point are the houses too close together creating a potential fire risk. Adam responded the smallest lots have 52 feet of frontage and 49% of the single family lots are zoned R-1. The builder makes very nice houses that are not cookie cutter and the price point will be a maximum of \$350,000.00. Some single-family homes will be 1,500 square feet and comparable the nicer duplexes around town but they will have their own greenspace and back yards. There are not many of these attainable single-family homes in Coralville. Dodds questioned \$350,000.00 homes being attainable for people making \$15.00 per hour. Adam clarified \$350,000.00 is the maximum price point and a lot of the homes will be in the \$190,000.00 to \$200,000.00 range and there is a lot a variety including smaller single-family homes, townhomes and condominiums. Foster is happy there are \$190,000.00 to \$200,000.00 homes but thinks they are moderate-income instead of low-income housing. Gross is relieved a lot of the homes will be in the \$190,000.00 to \$200,000.00 range.

Adam noted their builder specializes in building better more affordable homes than most builders by using economies of scale. Dodds asked if Adam is involved with the commercial development (Scanlon Farms South Ridge) too. Adam responded no. Gross asked if the three single family homes they were shown were developed by the builder. Adam responded yes. Gross asked if the Council has any say on the design of the houses. City Administrator Kelly Hayworth responded the Council can define if they need a mix of housing styles like walkouts and ranches when they approve the PUD-B Site Plan. Gross asked if it is unusual not to know who the builder is. Hayworth responded no because a subdivision could have several builders as lots are sold off. Councilperson Hai Huynh asked if they can change the lot size later. Hayworth responded no that is part of the Site Plan. As different phases are developed the Council and Staff will make sure the PUD-B Site Plans are compatible with what is approved tonight. Dodds wanted more details on the two and four-plexes and Hayworth responded those plans will be submitted for Council approval at a later date. Gross asked about setbacks. Hayworth clarified the space between houses is more than 6 feet because the setback for both houses is 6 feet from the property line which leaves at least 12 feet between them. Adam added this setback is standard in Coralville and adequate for fire department access. Hayworth noted several subdivisions with these lot sizes and most south of the Interstate are 60 feet width or less. Many homes can fit on that size lot. Lundell clarified proposed developments go through staff review with almost every department including Fire, Police and Public Works adding comments and recommendations and they would raise red flags if the City was not able to provide services to this development. Lundell noted Coralville has a tremendous level of services and the Fire Department has the highest rating in the State given by the Insurance Rating Association for its level of fire protection and the City would not jeopardize that because insurance rates would increase. Gross asked where the estimates of this development having 2,500 to 4,000 residents come from. Hayworth responded the average household in Coralville has 2.4 people in it so this development would have 2,400 people and it will be difficult for this development to get up to 3,000 people. Dodds asked if Parks & Recreation Director Sherri Proud could speak on the proposed parks and greenspace. Proud reported she did not have any detailed plans but she did have some sketches and a good understanding of the proposed parks and greenspaces. The south park area would celebrate and use the natural landscape which includes an oak savannah, emergent wetlands and a prairie buffer with trails, foot bridges, picnic areas that provide an opportunity for leaning and play in the varied and natural environment. Proud showed some examples of nature scape playgrounds that take advantage of natural landscapes. Proud noted the north park space would have flatter play areas for practice fields and kicking a ball around and have a more traditional playground. Hayworth, along with noting uses for the north greenspace, added the City would be partners is helping the school district develop play areas on their 40 acres in the northeast part of the development and the public would be able to use those spaces like at Wickham, Kirkwood, and Borlaug. Huynh asked about the developer building the parks. Hayworth noted the City doesn't usually get donated park space graded by the developer and the developer is willing to sign an agreement with the City to grade the spaces at the guidance of the Parks & Recreation Commission where future park structures like playing fields, shelters, and parking lots. Hayworth noted the south park area is unique area with natural timber. Councilperson Laurie Goodrich asked about the traffic studies. Hayworth noted the City has done several traffic studies in the area including one when they planned the future path of Forevegreen Road with the MPOJC and City of North Liberty and the City even has some of the right of way for it. The studies show there will be less traffic south on North Dubuque Street when Forevegreen Road goes all the way through between 12th Avenue and North Dubuque Street because you will no longer have to go south to Oakdale Boulevard or north through North Liberty to Penn to get to the commercial areas, schools, medical facilities or north to Cedar Rapids. Goodrich added roundabouts and turn lanes will help traffic in the area as well. Gross asked about the water tower. Hayworth responded the water tower is not just for this development but the entire north area of Coralville. It isn't needed for 20 to 30 years and it may be more advantageous and cost effective to have underground storage. The City also has an agreement for water cross connections at Liberty High School where either City could use the other's water if something happened to the water supply or lines in that area. Hayworth clarified the City has no plans to build any wells in that area of Coralville and all water for the development will come from Coralville's Water Treatment Plant. Foster asked about the tax impact. Hayworth responded there has not been a financial study but the development will pay for the cost of services by paying utility fees to the enterprise funds just like the rest of Coralville. Dodds clarified this development is a residential area and not in a TIF district and will not generate TIF revenue. Hayworth added Coralville does not set up TIF areas in residential areas or use them for residential purposes even

though there are a few residences in some TIF areas. Dodds asked if the development meets all the City's water conservation requirements. Hayworth responded the developer did a good job working with City staff and meet all the requirements in those areas. Huynh asked about accessibility to bus routes and groceries and the addition of the commercial development. Hayworth responded the commercial subdivision is meant to provide neighborhood services but it will not a grocery store. Hayworth noted there are no plans to add bus service to the area and the City has even cut bus service along 12th Avenue due to a lack of demand and the service we run for North Liberty gets three riders a day on average. Dodds asked if the developer would be interested in more commercial development. Adam responded no. Dodds noted the lack of amenities for walkability. Goodrich asked about privacy and adding trees and landscaping to provide a buffer with existing developments. Johnson noted there are trees along North Dubuque Street but zoning doesn't require any sort of screening for residential areas. Foster noted that even though there is not a lot of walkable commercial areas but there is a High School and future elementary school nearby. Dodds asked why three readings are not required for a new site plan. Hayworth responded land use and rezoning changes require three readings but the Site Plans and Plats only require one. Hayworth added the Council should remind people when discussing this development that the area already has an approved site plan that the developer can build off because they have all the needed approvals to go to a subdivision. Hayworth asked the Council to decide if this plan is better than the previously approved plan. Lundell asked Hayworth to explain how the City has been cooperating with North Liberty on developing this area. Hayworth explained there have been several discussions about providing services and the Cities built a sewer line jointly to serve the area because neither wanted compete with each other and spend millions on parallel service. Both cities have reviewed the road plans in the area and Coralville participated in the paying for the roundabout near Liberty High School. The cities have worked together on where they will join their water lines and we have provided the site plans for this development allowing North Liberty to make comments. Forevergreen Road's future alignment was a joint study with North Liberty. Lundell noted input from the Planning & Zoning Commission is appreciated and most of the time they agree with their recommendations but there are times they do not and it is usually on the larger developments and involve policy decisions which are done by the Council who sees the bigger picture and has other considerations. Goodrich added the Commission put together a lot of the information for tonight and reminded the Council of what has taken Place. Foster added the comments that were made at the Planning & Zoning Commission Meeting is useful. Hayworth noted Johnson was not here when the original Site Plan was approved so he and Planning & Zoning did not know about it which makes a big difference from looking at a new plan versus comparing one plan with another. Foster asked about the 800-unit plan. Hayworth stated the original plan was done by South Gate and was not approved. Huynh clarified if the Council does not approve this site plan the developer could go back and build using the previously approved site plan.

RESOLUTION NO. 2021-8

Resolution approving the Preliminary Plat for Forevergreen Heights, Coralville, Iowa, was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2021-9

Resolution approving the PUD-A Site Plan for Forevergreen Heights, Coralville, Iowa, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

SCANLON FARMS SOUTH RIDGE ~ PUBLIC HEARING

Johnson reported this will rezone a 2.31-acre parcel on the east side of North Liberty Road from R-PUD 1, Residential Planned Unit Development One District, to C-PUD 1, Commercial Planned Unit Development District. This is for a mixed-use project with 12,500 square feet of commercial space on the 1st floor and 25,000 square feet of residential and 28 residential units on the 2nd and 3rd floors. Johnson reminded the Council the building design could change as the process goes forward and more finite details will be included in the PUD-B Site Plan which will be reviewed by the Planning & Zoning Commission and Council for approval later. This development will provide some commercial amenities within walking distance of the previous development. This plan and C-PUD 1 zoning meets all the City's

development standards and is consistent with the Community Plan Land Use Map Mixed Use designation and provides a vibrant, safe and walkable pedestrian environment with neighborhood retail and services. Planning & Zoning Commission voted 7-0 to recommend the Council approve the request to rezone the property from R-PUD 1 to C-PUD 1, and the PUD-A Site Plan.

Lundell declared this the time for a public hearing on rezoning of Scanlon Farms South Ridge from R-PUD 1 to C-PUD 1, and the PUD-A Site Plan. City Clerk Thorsten J. Johnson reported written comments from the Forevergreen Heights public hearing also contained comments against this development. Loren Hoffman from Hall & Hall Engineering representing Scanlon Family Farms noted they want to incorporate commercial space in this region that is sensitive to the surrounding neighborhood which is why they went with a smaller to medium size parcel to provide services like a restaurant or hair salon. To help with walkability there will be a greenbelt walkway along the Scanlon Farms Road and wide sidewalks along Forevergreen Road linking to area trail systems. Robert "Bob" Downer added the sidewalk and trail requirements have been dealt with extensively so everyone in Forevergreen Heights will be able to walk to this commercial development and surrounding park facilities. There were no further written or public comments. Lundell closed the public hearing.

ORDINANCE NO. 2021-1001 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 Scanlon Farms South Ridge, from R-PUD 1, Residential Planned Unit Development One District, to C-PUD 1, Commercial Planned Unit Development One District, was introduced by Gross, seconded by Dodds for 1st consideration. A roll call vote was taken. Motion carried.

IOWA RIVER LANDING PARKING LOT 2021

Asst. City Engineer Scott Larson reported 7 bids were received last week to construct this 141-stall parking lot. The lowest most responsive bid was received from Bockenstedt Excavating for \$220,292.65. The engineers estimate was \$241,000.00. Based on past work experience and excellent bid price staff recommends accepting the low bid. Larson added the site is to be ready to chip seal by April 30th and it is to be complete and ready for use by May 15th.

RESOLUTION NO. 2021-10

Resolution accepting bids and awarding the Construction Contract for the Iowa River Landing Parking Lot 2021, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2021-11

Resolution approving the Contract and bond documents for the Iowa River Landing Parking Lot 2021, was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

CONCEPT DESIGN PROPOSAL

After the resolution was read, Goodrich thanked City Staff for working hard on this project and she knows it is going to turn out great. Johnson stated they are excited about it. Lundell asked what Hodge's involvement is and they could be the developer as well. Johnson responded they asked them to be involved for their expertise and It was noted this proposal is not to exceed \$30,000.00.

RESOLUTION NO. 2021-12

Resolution approving a Concept Design Proposal with Neuman Monson, Inc. for the northwest corner of 6th Avenue and Highway 6, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

FISCAL YEAR 2022 BUDGET

After the resolution was read, Foster asked when their will be a work session on the budget with Department Heads. Hayworth responded they are not sure they will have that this year because of COVID-19 but they plan to go over suggested steps to go through with the Council at the Work Session. It was noted the maximum levy public hearing is February 9, 2021.

RESOLUTION NO. 2021-13

Resolution setting a date for a public hearing on the maximum levy for the Fiscal Year 2022 Budget, was introduced by Foster, seconded by Huynh. A roll call voted was taken. Resolution declared adopted.

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

- a) Approve minutes for the January 12, 2021 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Sunday Sales for **El Dorado**: Eff. 2/6.
- c) Approve payment to **Quality Care** for IRL mowing and trimming and 2020 Derecho storm damage removal (#CMN19-6): \$12,785.30.
- d) Approve payment to **Trumbull Consulting** for 50% Commission due upon signing lease for Cookies & Dreams in the Iowa River Landing (#06012154): \$5,690.75
- e) Approve payment to **McComas-Lacina Construction** for the Aquatic Center Roof Replacement needed because of the 2020 Derecho (#33441-01): \$11,720.50.
- f) Approve payment to **RMB Co. Inc.** for the Library:
 - i) Water Heating System Project (#6659) \$11,934.91
 - ii) Chiller Sensor Repair Project (#6661) \$11,946.53
- g) Approve payment to the **Johnson County Finance Department** for Coralville's second contribution installment due at 100% construction completion for Johnson County Behavioral Health Urgent Care (GuideLink) Center per 28E Agreement (#ACCESS CTR #16): \$125,000.00.
- h) Approve payment to **Impact7G** for the Iowa River Mitigation Bank Feasibility Study (#19323): \$2,632.84.
- i) Approve payment of Iowa River Landing Invoice as approved by Kappa Advisors, LLC to **Pappageorge Haymes, Ltd.** for IRL Master Planning LOD's & CAD October 2020 Services (#134932): \$560.00.
- j) Approve payment of Iowa River Landing Invoice as approved by Kappa Advisors, LLC to **The McDevitt Company** for 50% Commission due upon signing IRL Retail Lease (January 14,2021): \$62,500.00.
- k) Approve payment to **Terracon Consultants, Inc.** for:
 - i) Brownfields Assessment Grant (#TE60077) \$205.50
 - ii) 708 9th Avenue Asbestos & HazMat(#TE60206) \$5,448.91
- l) Approve payment to **HR Green, Inc.** for:
 - i) Iowa River Landing 2nd Avenue Improvements (#1400992) \$13,680.05
 - ii) 1st Avenue Improvements – 6th St. to 9th St. (#140112) \$13,955.75
 - iii) Coral Ridge Avenue Improvements Phase 2 (#140110) \$25,243.05
- m) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Auburn Ridge Water Model Evaluation (#1) \$724.00
 - ii) Fox Valley Trunk Sewer Extension (#6) \$3,461.93
 - iii) Wastewater Treatment Plant Improvements 2017 – Resident (#31) \$16,560.25
- n) Approve payment to **ECCO Midwest, Inc.** for AAA Mechanical Building Asbestos Abatement (#19136-001): \$4,835.35.
- o) Approve payment to **Landscaping Solutions of Iowa, LLC** for Coral Ridge Avenue Improvements Phase 2 (#317): \$970.00.
- p) Approve payment to **Maxwell** for new sanitary service for Brown Deer Clubhouse (Pay Application #2): \$20,450.00.
- q) Approve payment to **Stevens Erosion Control, Inc.** for IRL Parking Lot 2021 (#9754): \$2,640.00.

- r) Approve payment to **Shoemaker & Haaland** for Iowa River Trail – Rocky Shore Dr. to Clear Creek (#019376.00-9): \$11,053.75.
- s) Approve bid and purchase from **Truck Country of Cedar Rapids** for one 2022 Medium Duty Cab and Chassis Truck (2022 Freightliner 108SD): \$84,024.00. (This replaces the Streets Department's 2014 Freightliner Plow Truck #14)
- t) Approve attendance of Nick Sitzman to the Kirkwood EMT course/program in Coralville, Iowa from January 26, 2021 to May 6, 2021: \$2,216.00.
- u) Approve attendance of Kyle Nicholson to the Supervisor Leadership Institute in Clive, Iowa from January 25-29, 2021: \$1,353.88.
- v) Approve attendance of Drew Montz and Josh Van Brocklin to CTK Interviewing in Waterloo, Iowa from May 3-5, 2021: \$1,365.92.
- w) Approve Bill List for January 26, 2021.

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

City Administrator Kelly Hayworth offered his condolences to City Attorney Kevin Olson on the passing of his mother this weekend. Hayworth noted City Engineer Dan Holderness will be retiring this year after 35 years of service and that has been long enough to redesign the intersection of Highway 6 and 1st Avenue three times. Holderness will be here until the end of March and he looks forward to reminiscing about all the projects Holderness has been involved with. One of the things the City can thank Holderness for are all the flood improvements in our community. Hayworth remembered talking with Holderness about never wanting to go through another flood after 1993 and they have been through worse ones since. Hayworth remembered a photo of Holderness emptying water out of his boots in the Press Citizen during the 1993 Flood. The City has benefited from Holderness' service and cannot thank him enough. Hayworth reminded everyone to be patient when it comes to getting their vaccine because there are a lot of people that need to get the vaccine still. The City will be working with both Johnson County Public Health and area hospitals to keep people educated locally as to where they are at with people who can get service and how we can get word out as to when the appropriate people are to get vaccinated. Hayworth reminded people they have to be creative on how to get the word out to those not connected to the internet or social networks and they City would appreciate everyone's ideas on how to get the word out.

Mayor John A. Lundell offered his condolences to Olson and thanked him for his dedication to drive back from Minnesota to attend the Council Meeting before heading back tomorrow for his mom's funeral. Lundell commented on Holderness' retirement by noting they both worked at Iowa City before Holderness started his 35 years here. Lundell thanked the Streets Department for their great work during this last snow storm.

City Attorney Don Diehl congratulated Holderness on his early retirement. City Attorney Kevin Olson thanked everyone for their well wishes.

Councilperson Hai Huynh thanked Holderness for his service and offered her condolences and thanked Olson for his dedication in driving back to attend the meeting. Huynh thanked Human Resource/Risk Manager Mike Funke for the lunch and learn with Dr. Benny Hawkins which she enjoyed and learned a lot. Huynh hopes the City could ask Hawkins back to lecture to the general public instead of just City Staff. Huynh thanked the Streets Department for doing a good job after hearing them working through the night. Huynh reminded residents can still apply for Homebuyer's Assistance to buy a home worth \$25,000.00 and more information is on the City's website. Huynh noted there is \$40 million in Federal CARES Act funds available for restaurants and bars due to COVID-19 and she asked for information to be posted on the City website if it isn't already to help get relief to those businesses.

Councilperson Jill Dodds thanked Hayworth and Lundell for coming to the Parks & Recreation Commission meeting and reporting on how the pandemic has affected our community and answering their questions. Dodds thanked Judith Joyce for her presentation on the Clear Creek Mitigation Bank at the Commission Meeting. Dodds appreciated and thanked Community Development Director Dave Johnson for his patience and answering questions on the Forevergreen Heights and Scanlon Farms

South Ridge subdivisions. Dodds stated she will wait on congratulating Holderness since he has a few months left and she offered her thoughts and prayers to Olson.

Councilperson Meghann Foster announced the DVIP Souper Bowl fund raiser will be a drive up and delivery format and the public is encouraged to put their orders in early. More information is on their website. Foster offered her condolences to Olson and thanked him for his dedication and hard work. Foster thanked Holderness for serving the community so long, giving tours of all the projects he has been involved with. Foster stated Holderness will be missed but she is glad he will be around a few more months.

Councilperson Laurie Goodrich offered her best wished to Olson and his family on the loss of his mother. Goodrich asked those with fire hydrants to remember to dig them out.

Councilperson Mitch Gross congratulated Holderness on his retirement. Gross thanked everyone who exercised their rights and offered comments during the public hearing even though things did not go their way. Gross thanked staff for providing thorough well thought out answers to all the Council's questions tonight and helping put away his reasonable doubts or questions. Gross let Olson know he is deeply sorry for his loss and hopes knowing everyone is thinking of and wishing him the best helps.

Motion by Gross, seconded by Foster to adjourn at 9:32 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk