

**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 7th Street on Tuesday, February 22, 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.

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; Community Development Director Dave Johnson; Finance Director Tony Roetlin; Human Resource/Risk Manager Mike Funke; Director of Parks & Recreation Sherri Proud; Police Chief Shane Kron; Communications Specialist Jon Hines; and City Clerk Thorsten J. Johnson.

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

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

There were no community comments.

FISCAL YEAR 2023 BUDGET ~ PUBLIC HEARINGS

Finance Director Tony Roetlin reported there was a presentation on the Budget last meeting and the Council already had the public hearing on the Maximum Levy. Tonight's hearing is for the overall Fiscal Year 2023 Budget. The Council will take action and consider the adoption of the Fiscal Year 2023 Budget at the next Council Meeting on March 8, 2022. Foster added the budget will be filed with the State before March 31, 2022.

Mayor Meghann Foster declared this the time for a public hearing on the Fiscal Year 2023 Budget. City Clerk Thorsten J. Johnson reported Rex Brandstatter sent written comments and they were delivered to the Mayor and Council. Foster added Brandstatter makes annual comments during the budget's public hearing but couldn't make it this year. Foster appreciated Brandstatter for taking the time to write down and send his comments to the Council and her. Foster closed the public hearing.

NORTH LIBERTY ROAD & FOREVERGREEN ROAD ROUNDABOUT ~ PUBLIC HEARING

Motion by Councilperson Jill Dodds, seconded by Huynh to table the public hearing and resolution on the North Liberty Road & Forevergreen Road Roundabout at the request of Staff. Motion carried.

Public hearing on the plans, specifications, estimate of cost and form of contract for the North Liberty
<TABLED>

Consider **resolution** approving the plans, specifications, estimate of cost and form of contract; ordering bids, setting a date for the receiving of said bids; and directing posting of the bid letting; all for the North Liberty Road & Forevergreen Road Roundabout. <TABLED>

CORALVILLE INDUSTRIAL PARK NO. 2, FOURTH ADDITION ~ PUBLIC HEARING

Foster declared this the time for a public hearing on amending the PUD-B Site Plan for Coralville Industrial Park No. 2, Fourth Addition. Community Development Director Dave Johnson reported this property is currently zoned I-PUD 2, Industrial Planned Unit Development Two District, and the proposed extension of the warehouse and storage are allowed uses. These improvements bring the current building up to code and bring landscaping up to current standards by adding 7 trees and 18 shrubs. Most of the trees will be along the James Street right of way continuing the existing streetscape. They will replace the

corrugated metal on the front of the building with stucco and a brick panel base to conform to Chapter 165.52(5) of the City Code. Johnson added City staff have reviewed the amended site plan and found it to be consistent with the Coralville Community Plan, zoning, applicable development standards and City code. The Planning & Zoning Commission vote 5-0 to recommend approval of the amended PUD-B Site Plan for Coralville Industrial Park No. 2 Fourth Addition. There were no other public or written comments. Foster closed the public hearing.

After the resolution was read, Councilperson Mike Knudson thought this is a good improvement to the property and thanked staff for their work.

RESOLUTION NO. 2022-22

Resolution approving the Amended PUD-B Site Plan for Coralville Industrial Park No. 2, Fourth Addition, Coralville, Iowa, was introduced by Knudson, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

BONDS

After the resolution was read, Roetlin reported this bond finances part of the hotel and conference center improvement project with \$3,000,000.00 in key money from the Hyatt. Permanent financing will be done at a later date after the project is complete. The public hearing will be March 8, 2022.

After the resolution was read, Knudson asked about the final budget for the project. Hayworth responded the total project is estimated to cost \$15,000,000.00. Knudson noted bids are coming in high right now and Hayworth responded Marcus hired a consultant to re-estimate the project using current market conditions.

RESOLUTION NO. 2022-23

Resolution to fix a date of meeting at which it is proposed to take action on the proposal to enter into one or more lease purchase agreements or loan agreements in a principal amount not to exceed \$15,000,000 for improvements to and equipment for the City's hotel and conference center, was introduced by Gross, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

COOPERATIVE USE AGREEMENT

Foster noted this is a 15-year agreement with the Iowa Soccer Club for the installation of sports lighting in Soccer Field #3 at the Your Sports Park for a project cost donation of not to exceed \$190,000.00 in exchange for rights of first refusal to rent blocks of time at Soccer Fields #2 and #3 and install City approved signage at Soccer Field #3. Director of Parks & Recreation Sherri Proud added the Iowa Soccer Club has been a long-term renter for the last seven to eight years and they approached Proud three years ago asking if the City was interested in this type of arrangement. COVID delayed things but the Iowa Soccer Club brought this up again last spring. Proud noted this is a 15-year agreement with five options to renew for five-year periods adding an additional 25 years to the agreement. Currently the Iowa Soccer Club uses fields #2 and #3 frequently and will continue to rent them at a rate per hour that is the average of the lit and unlit field pricing. They will also store their soccer goals on site, which they do now. Proud stated this is a great way to provide lighting at field #3 and it will also benefit the popular adult flag football program to an additional lit field. They are also excited to be the home field for the Iowa Soccer Club.

After the resolution was read, Foster confirmed the Iowa Soccer Club will schedule their blocks of time after the Recreation Center has scheduled their programs. Proud responded yes noting the Recreation Department uses Field #1 four to five nights a week, Field #2 for adult flag football and they use them on weekends so this should not affect how they currently use the fields and they are working on the language in the agreement to make sure City programs come first. Knudson asked how late the lights stay on. Proud responded the park is open until 11:00 PM and field use ends between 9:00 PM and 10:00 PM. Lights are out by 10:15 PM or earlier. Proud explained the park was there before any development

and the property owners knew about the park and lighting before they built their homes. Knudson asked if there have been any complaints. Proud responded they only get calls when they forget to ask Musco Lighting to turn off the lights for events cancelled due to weather or other reasons.

RESOLUTION NO. 2022-24

Resolution approving a Cooperative Use Agreement between the Iowa Soccer Club, Incorporated and City of Coralville for the Youth Sports Park Soccer Fields, was introduced by Huynh, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

WEST LAND USE AREA CONNECTION FEES

A total payment of \$118,931.00 was received from the developer for these water and sewer connection fees.

RESOLUTION NO. 2022-25

Resolution acknowledging payment in full of the West Land Use Area Sewer and Water Connection Fees levied against Lots 11, 12 and 13, Coral Crossing Seventh Addition, Coralville, Iowa, was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

LICENSE AGREEMENT

After the resolution was read, City Administrator Kelly Hayworth noted this is for a temporary space for Active Endeavors across from Von Maur while they work on an agreement for a larger permanent space in the Iowa River Landing. Councilperson Mitch Gross stated no City incentives were used to bring Active Endeavors from Iowa City to Coralville and this is 100% a private business decision by Active Endeavors. Foster added there is a communication agreement with neighboring communities when a business chooses to relocate from one to another and Iowa City was informed of this move. Hayworth explained he notified the City Manager of Iowa City when this was first discussed. Hayworth noted the owner of the building where Active Endeavors was located terminated their lease and a new owner took over the business. They had to relocate the business somewhere and chose the Iowa River Landing. Knudson stated he is a customer of Active Endeavors and is glad they are relocating rather than closing. Knudson thinks they will be a great fit for the Iowa River Landing.

RESOLUTION NO. 2022-26

Resolution approving that certain License Agreement with Active Endeavors of Davenport, Inc., was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the February 8, 2022 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Sunday Sales for **Quinton's Bar & Deli**: Eff. 3/15.
- c) Approve Class E Liquor License with Fills and Sells Growlers privilege and Sunday Sales for **Kum & Go #524**: Eff. 3/15.
- d) Approve Class B Liquor License with Sunday Sales for **Drury Inn & Suites – Coralville**: Eff. 3/15.
- e) Ratify payment to **Nesper Sign Advertising, Inc.** for the deposit on the Veterans Memorial Sign (#P40788): \$2,598.00.
- f)
- g) Approve payment to **The Northway Corporation** for Water Well #12 pump repairs (#16451): \$19,720.00.
- h) Approve payment to **Sandry Fire Supply** for firefighter coat and two firefighter pants (#INV-019847): \$16,610.00.

- i) Approve payment to **Advanced Electrical** for the West and North Ramp Emergency Lighting Inverters Replacement Project (#64315): \$87,800.00. (Contract approved 7/27/2021)
- j) Approve payment to **Shive-Hattery, Inc.** for:
 - i) IRL Parking Lot 2021 – Material Testing (#1211030-1) \$511.32
 - ii) 5th Street Improvements – 12th Ave. to 20th Ave. (#1219270-3) \$26,132.34
- k) Approve payment to **MMS Consultants, Inc.** for University Parkway Extension west of Coral Ridge Avenue ROW Acquisition (#32562): \$1,042.91.
- l) Approve payment to **Shoemaker & Haaland** for Clear Creek Trail Connection (#021290.0-4): \$5,490.00.
- m) Approve payment to **EOR, Inc.** for:
 - i) 5th Avenue Storm Sewer (#01147-0007-5) \$6,715.50
 - ii) Central Park – Biscuit Creek Improvements (#01147-0008-3) \$861.75
 - iii) 4th Avenue Place concept grading plan (#01147-0009-2) \$165.00
- n) Approve Change Order #3 to **Western Specialty Contractors** for the Town Center Repairs 2021: -\$14,994.53.
- o) Approve bid and payment to **Killburg Equipment, LLC.** for one 2023 Freightliner M2 106 with Leach 25CY Alpha III rear loader for the Solid Waste Department for not to exceed \$193,765.00. (This will replace the 2006 Freightliner 25CY rear load garbage truck, Unit #205 which has a trade-in value of \$15,000.00 that has been figured into the quote.)
- p) Approve an Estoppel Certificate to provide information to Iowa Latitude, LLC, a limited liability company, and Pacific Life Insurance Company, a Nebraska corporation, regarding the conveyance of Latitude at Iowa River Landing and the related TIF Agreement from the developer to Iowa Latitude, LLC.
- q) Approve Bill List for February 22, 2022.

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

City Administrator Kelly Hayworth had nothing to report at this time.

Mayor Meghann Foster thanked the Streets Department for clearing the streets after this morning's unusual snowstorm. Foster reported she was at the Xstream Arena this afternoon with representatives from the Coralville Central Elementary Family Resource Center, the Kirkwood Elementary Family Resource Center, the Boys & Girls Club to announce that the Xstream Arena and GreenState Credit Union will provide 100 tickets to "Disney on Ice" to Coralville families who could not attend the event otherwise. Executive Director John Boller from the Coralville Community Food Pantry was invited but not able to make it to the announcement. Foster thanked Arena staff and GreenState for making this happen. Foster is very committed to having everyone in the community being able to enjoy the Arena and its events. Foster noted Arena staff are excited and looking for other partnership opportunities in the future. Foster responded to last night's harmful comments from state leaders and lawmakers, as they debated legislation banning transgender athletes from competing in Iowa school sports, to already marginalized and vulnerable youth and adults of the transgender community. Foster made it abundantly clear to everyone transgender children, youth and community members in Coralville are valued, important, cared about and welcome and she will do everything she can to make sure they are supported, safe and included in this community.

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

Councilperson Mike Knudson agreed and seconded Foster's comments about the transgender community in Coralville.

Councilperson Mitch Gross also agreed and supported Foster's comments about the transgender community. Gross added transgender sports participation is not an issue at West High where he is principal and the legislature is creating a problem where one doesn't exist. Gross thanked Foster for her words. Gross was happy with the 100-ticket donation from GreenState and the Xstream Arena because it is a priority of his to make sure the Arena is accessible to everyone. Gross reported on the CVB Board

Meeting last Thursday. The CVB, Iowa City Area Development Board and Chamber of Commerce are working on streamlining and making their organizations more efficient. They have put in a bid to be the host for the Iowa Girls Wrestling Tournament for the next five years. Gross thanked North Liberty Mayor Chris Hoffman for his work on the CVB Board and welcomed North Liberty Councilperson RaQuishia Harrington who is taking Hoffman's place on the Board.

Councilperson Hai Huynh reported the Coralville Public Library has launched a program with the Dolly Parton Imagination Library to offer free, age appropriate, quality books to children ages 0-5 once a month. More information is available on the Coralville Public Library webpage and a flyer that is available at the library and food pantry. Huynh encouraged parents of eligible children to apply to the program and she hopes the program will expand across the state soon. Huynh announce there will be a Free Community Meal next Friday, March 4th from 5:30 PM to 7:30 PM at the Coralville United Methodist Church, at 806 13th Avenue. They will provide a to go meal and it is open to the whole community including non-Coralville residents. Huynh asked those who are able walk, bike or park away from the church to help with traffic. Masks are required inside the church when you pick up the meals to take home.

Councilperson Jill Dodds thanked Foster for bringing up the transgender issue stating she believes Foster speaks for the whole Council. Dodds encouraged people to continue to wear masks and get vaccinated because the pandemic is not over and there is another variant, we need to keep an eye on. Dodds asked everyone to give their thoughts and prayers for the troops and the Ukraine.

Councilperson Laurie Goodrich confirmed the Free Community Meal is March 4th. Goodrich appreciated the letter from Rex Brandstatter, who comments on the budget each year and is very positive and complimentary. Goodrich thanked past Councilors and staff for their work on the budget and Community Plan.

Motion by Dodds, seconded by Huynh to adjourn at 6:58 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk