

**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, May 11, 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](http://www.coralville.org/coralvision).

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

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; Communications Specialist Jon Hines, and Deputy City Clerk Kelly Lindsay.

The following Staff was present electronically via Zoom: City Engineer Scott Larson; Director of Parking & Transportation Vicky Robrock; Community Development Director Dave Johnson.

Motion by Dodds, seconded by Goodrich to approve the agenda. Motion Carried.

Votes are 4 Ayes and 1 Absent for Motions, Resolutions, and Ordinances unless otherwise noted.

There were no citizen comments.

**WATER WELL #10 RE-CASING PROJECT ~ PUBLIC HEARING**

Lundell declared this the time for a public hearing on the plans, specifications, estimate of cost and form of contract for the Water Well #10 Re-Casing Project. There were no public or written comments. Lundell closed the public hearing.

**RESOLUTION NO. 2021-82**

Resolution approving the plans, specifications, estimate of cost and form of contract; ordering bids, setting a date for the receiving of bids; and directing posting of the bid letting; all for the Water Well #10 Re-Casing Project was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

**MUDDY CREEK LANE PATCHING & SUBDRAIN 2021 ~ PUBLIC HEARING**

Lundell declared this the time for a public hearing on the plans, specifications, estimate of cost and form of contract for the Muddy Creek Lane Patching & Subdrain 2021. There were no public or written comments. Lundell closed the public hearing.

**RESOLUTION NO. 2021-83**

Resolution approving the plans, specifications, estimate of cost and form of contract; ordering bids, setting a date for the receiving of bids; and directing posting of the bid letting; all for the Muddy Creek Lane Patching & Subdrain 2021 was introduced by Huynh, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

**AUBURN RIDGE**

Community Development Director Dave Johnson reported this development will be 50 single family lots on approximately 44.5-acres of recently annexed land located east of Auburn Hills East and west of

Dubuque Street. Lot sizes will range from 0.25 to 1.5 acres in this development. The Planning & Zoning Commission voted 4-0 to recommend the Council approve the Final Plat for Auburn Ridge, Coralville, Iowa.

#### **RESOLUTION NO. 2021-84**

After the resolution was read, Huynh asked whether there would be any required permits as part of this development that would regulate the removal of existing trees in the area. Hayworth and Johnson responded this development is subject to all of the same permits as any other City subdivision, including a CSR, Construction Site Runoff permit, which ensures erosion control measures are in place and all plans are consulted with the Engineering department. Gross initiated a discussion of which area schools the residents of this neighborhood would attend.

Resolution approving the Final Plat for Auburn Ridge, Coralville, Iowa introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

#### **LOT 2, HEARTLAND PLAZA, PART FIVE**

**ORDINANCE NO. 2021-1009** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 2020-1009, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa and generally known as Lot 2, Heartland Plaza, Part Five, from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Goodrich, seconded by Huynh for 2<sup>nd</sup> consideration. A roll call vote was taken. Motion carried.

#### **COMMUNITY CAT ORDINANCE**

**ORDINANCE NO. 2021-1008** An ordinance amending Chapter 55 of the Code of Ordinances of the City of Coralville regarding community cats, was introduced by Gross, seconded by Goodrich for 2<sup>nd</sup> consideration. A roll call vote was taken. Motion carried.

#### **TOWN CENTER RAMP RESTORATION PROJECT**

Director of Parking & Transit, Vicky Robrock, reported during a 2019 conditions assessment on City parking facilities, consultants identified significant cracking in the Town Center Ramp. The consultants identified need for structural work and application of a hybrid membrane to the upper deck of the parking ramp to seal the cracks. They anticipate this project taking 8-9 weeks to complete. City staff is hopeful portions of the ramp will be able to remain open throughout the project.

Dodds asked whether the City would be funding the entire project or if the developer would be contributing to the cost of the repair. Robrock confirmed the City will have to fund the repair. City Attorney Kevin Olson responded the developer contributed \$2.2 to \$2.3 million toward repairs immediately following construction of the ramp. The ramp has been in the City's possession long enough that the statute of limitations on any construction errors would have passed.

Huynh confirmed this ramp serves the Coralville Public Library and Coralville Center for the Performing Arts and requested a predicted timeline for the repair. Robrock responded the proposed time for repair would be late summer or early fall, as the application of the hybrid membrane requires appropriate weather conditions.

It was noted this agreement for consulting services includes construction documents, bidding, construction administration and field engineering for the Town Center Ramp Restoration Project and is not to exceed \$44,230.00.

#### **RESOLUTION NO. 2021-85**

Resolution approving a Proposal with Walker Consultants, Minneapolis, MN for engineering services for the Town Center Ramp Restoration Project 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-q inclusive:**

- a) Approve minutes for the April 27, 2021 Coralville City Council Regular Meeting.
- b) Approve **new** Class B Liquor License with Sunday Sales for **Staybridge Suites**: Eff. 5/12.
- c) Approve **new** Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Brush & Barrel**: Eff. 6/15. (New location)
- d) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Holiday Inn Express**: Eff. 06/01.
- e) Approve Special Class C Liquor License (Beer/Wine) with living quarters privilege and Sunday Sales for **Country Inn & Suites**: Eff. 06/01.
- f) Approve payment to **The Northway Corporation** for Water Well #7 Rehabilitation (#16221): \$19,112.14.
- g) Approve payment to **Carter & Associates** installation of 8" valves at Brown Deer #4 Lift Station (#3718): \$12,554.00.
- h) Approve payment to **Neumann Monson Architects** for 6<sup>th</sup> & 6 Development Professional Services through 4/23/2021 (#2020.116-3): \$14,990.00.
- i) Approve payment to **Heiman Fire Equipment** for fire equipment (#0897239-IN): \$22,400.00.
- j) Approve payment to **Veenstra & Kimm, Inc.** for Water Well #10 Re-Casing Design Services (#1): \$5,897.20.
- k) Approve payment to the **City of Iowa City** for 20 "Hotel Guest Parking Only" signs (#83904): \$1,020.60.
- l) Approve payment to **Terracon Consultants, Inc.** for the Brownfield Assessment Grant (#TF07585): \$898.50.
- m) Approve payment to **All American Concrete, Inc.** for work on IRL alley curb and sidewalk north of The Madison building (#5260): \$17,124.00.
- n) Approve Change Order #1: +\$89,621.00; and Pay Estimate #1: \$66,464.00; to **Bockenstedt Excavating** for the Iowa River Landing Parking Lot 2021.
- o) Accept quotes and approve contract with **Hydro-Klean** for the Oakdale Trunk Sewer Cleaning & Televising: not to exceed \$32,684.00.
- p) Approve five-year **Iowa Department of Transportation (IDOT)** Agreement for Maintenance and Repair of Primary Roads. (This agreement spells out the responsibilities of the Iowa DOT and City for primary roads within the City limits from July 1, 2021 to June 30, 2026.)
- q) Approve Bill List for May 11, 2021.

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

City Administrator Kelly Hayworth noted the 4thFest Basket Auction ends at 8pm Tuesday, May 11. The Basket Auction raises funds for the annual City of Coralville 4thFest celebration. Last week, over 50 City staff and community members participated in clean-up work around the community and planted trees in four locations.

Mayor John A. Lundell thanked everyone for their contributions during Mayor's Clean Up Week.

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

Councilperson Laurie Goodrich thanked everyone for their contributions to the clean up efforts and the 4thFest Basket Auction.

Councilperson Jill Dodds is encouraged by the nice weather and wished everyone to have a good week.

Councilperson Mitch Gross thanked the Public Works and Streets Departments for their extra work during Mayor's Clean Up Week. Gross then wished luck to fellow Councilperson Meghann Foster at the Democratic Convention to nominate a Board of Supervisors candidate.

Councilperson Hai Huynh encouraged community members to consider donating any useful household items still in good condition to Houses into Homes. Houses into Homes will accept items in useful condition and can be reached at 319-435-1075. Huynh shared the month of May is Asian American and Pacific Islander Heritage Month, and she encouraged community members to take time to read about Asian American and Pacific Islander history. For those inclined to donate, Monsoon is a local organization that assists people from South Asia dealing with domestic violence. Huynh thanked everyone for the opportunity to participate in last week's clean-up activities where she was able to help clean up the community and also meet and talk to City staff members.

Motion by Gross, seconded by Goodrich to adjourn at 6:57 PM. Motion carried.