

**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 25, 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: Foster, Dodds, Goodrich, Huynh. Absent: Gross.

The following Staff were present at City Hall: City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; Community Development Director Dave Johnson; Finance Director Tony Roetlin; Production Assistant Matt Palmer; 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; Director of Parks & Recreation Sherri Proud; Water Superintendent Matt Gilmore; Fire Chief Orey Schwitzer.

Motion by Dodds, seconded by Goodrich to approve the agenda. Ayes: 4 and Absent: 1. Motion Carried.

Councilperson Mitch Gross arrived during the reading of the proclamation at 6:34 PM. Making votes are 5 Ayes for Motions, Resolutions, and Ordinances unless otherwise noted.

Mayor John A. Lundell proclaimed May 2021 as "Asian American and Pacific Islander Heritage Month." Lundell thanked Councilperson Hai Huynh for bringing this proclamation to him and commented how timely and appropriate it is. Huynh thanked the Mayor and City for giving her this opportunity and she stressed how Asian Americans and Pacific Islanders (AAPI) are the same as anyone else with the same hopes, fears and dreams. Huynh asked everyone to treat each other with kindness and to take time to learn about the many different cultures of the 40 plus countries that Asian Americans come from each of which have several different communities with their own unique cultures. Huynh asked everyone to treat Asian and Pacific Islander Americans as they would like to be treated and to teach love instead of hate. Huynh gave credit for the proclamation to community members Mengjie Lodh and Ying Yang. Lodh accepted the proclamation with Yang and she is a 20-year resident originally from Shanghai, China and her husband originally came from India but grew up in Africa. Lodh emphasized the importance to her family of recognizing their cultural heritages and experiences because it sends a strong message they belong in this community and their diverse background is valued. Lodh thanked the Mayor and Council for honoring the AAPI community with this proclamation and celebrating "Asian American and Pacific Islander Heritage Month" with them. Yang works for the University of Iowa and is a 6-year Coralville resident and as a member of the AAPI community she never thought about speaking out until the recent rise in attacks and crimes against Asian Americans. Yang said when we stand together as a united AAPI community we feel stronger and more connected to each other. In Coralville where the Asian population has grown a lot in the past decade, she is pleased to hear June is "Asian American and Pacific Islander Heritage Month" and thanked the Mayor and Council. Yang asked the everyone to stand together and make Coralville a loving place for everyone no matter how different they look. Lundell thanked Huynh, Lodh and Yang for bringing their diversity to our community making Coralville a richer place to live.

There were no citizen comments.

**TRANSIT FARES AND PASSES ~ PUBLIC HEARING**

Lundell declared this the time for a public hearing on proposed Transit fares and passes. A written comment from the Advocacy Director of the Community Transportation Committee was received and

forwarded to the Council stating they are pleased to see Coralville and Iowa City align their fares but asking the Council to work on providing a discounted low-income pass and provide transportation for late night workers. There were no other public or written comments, Lundell closed the public hearing.

After the resolution was read, Councilperson Meghann Foster stated she is grateful they are making these changes to streamline the process and make it easier for riders. Foster hopes to discuss the a reduced fare in the future.

#### **RESOLUTION NO. 2021-86**

Resolution approving proposed Transit fares and passes, was introduced by Gross, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

#### **ELECTRIC VEHICLE SUPPLY EQUIPMENT AGREEMENT**

After the resolution was read, Director of Parking & Transportation Vicky Robrock reported this is a great opportunity to partner with MidAmerican Energy Company to provide electric vehicle charging sites on the retail level of the Iowa River Landing West Parking Ramp at no cost to the city. This will replace ones that are no longer supported. Councilperson Jill Dodds asked about making a similar deal for the Library Parking Ramp after it gets fixed. Robrock responded she is not sure they can do this with MidAmerican but they could explore adding some to that facility. Huynh asked if the stations are widely used. Robrock responded they are being used more and more and they have more chargers on the West Ramp that need to be replaced. Hunh asked how many charging stations does the city have. Robrock responded there are 4 at the Intermodal and 8 at the West Ramp. Councilperson Laurie Goodrich added there are some at Hy-Vee.

#### **RESOLUTION NO. 2021-87**

Resolution approving an Electric Vehicle Site Host Agreement with MidAmerican Energy Company and a MidAmerican Energy Company Electric Vehicle Charging (“EVCS”) Easement, was introduced by Huynh, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

#### **28E AGREEMENT**

After the resolution was read, Robrock noted this is a continuation of the Agreement with the County and Iowa City they have had the last 4 to 5 years. Lundell noted this is needed more now with all the changes taking place at the transit systems in Coralville and Iowa City.

#### **RESOLUTION NO. 2021-88**

Resolution approving a 28E Agreement with Johnson County regarding a Mobility Coordinator position, was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

#### **COMMUNITY CAT ORDINANCE**

After the ordinance was read, Goodrich asked about informing residents that community cats are allowed to run around outside because some are very concerned. City Administrator Kelly Hayworth responded they will get the word out on the ordinance through social media right away and then follow it up with an article in a future *Coralville Connection*.

**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 Huynh for 3<sup>rd</sup> and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

#### **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 Foster, seconded by Dodds for 3<sup>rd</sup> and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

**RESOLUTION NO. 2021-89**

Resolution approving the PUD-B Site Plan for Lot 2, Heartland Plaza, Part Five, Coralville, Iowa, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

**WELL #10 RE-CASING 2021**

City Engineer Scott Larson reported one bid was received from Northway Well and Pump Company for \$623,871.00, which is 8.5% above the engineer's estimate of \$575,000.00. With the current material supply situation and the time that has passed since the time the re-casing was estimated staff recommends awarding Northway Well and Pump Company the contract. After the resolution was read, Wastewater Superintendent Matt Gilmore added this well is important for the City's water production capacity and needs to be replaced as soon as possible. Huynh asked how soon can the contractor start working on the project and will it impact the City's capacity and result in water rationing. Gilmore responded with the materials market being volatile and supplies being limited it is hard to say but they are looking at a 6-to-8-week lead time for materials, but the contractor can do some work beforehand. Production capacity should not be affected barring a major drought. Huynh asked how long before the well needs another re-casing. Gilmore responded it should last at least 50 years.

**RESOLUTION NO. 2021-90**

Resolution accepting bids and awarding the Construction Contract for the Well #10 Re-Casing 2021, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

**RESOLUTION NO. 2021-91**

Resolution approving the Contract and bond documents for the Well #10 Re-Casing 2021, was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

**BONDS**

**RESOLUTION NO. 2021-92**

After the resolution was read, Hayworth noted this project was originally funded privately with the plan being the City would take out public funding to save a lot of money in interest. Foster confirmed this does not involve any new funding. It was noted the public hearing will be June 8, 2021.

Resolution to fix a date for a public hearing on not to exceed \$11,000,000.00 General Obligation Urban Renewal Loan Agreements, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

**RESOLUTION NO. 2021-93**

After the resolution was read, Hayworth explained the State of Iowa has a program that gives the city a rebate on the interest for the money borrowed for the Wastewater Treatment Plant for stormwater projects. The City will use this \$2.7 million in funds to pay for the green roof at the arena, the green roof for the Staybridge Hotel and park ground around the fen area in west Coralville. Huynh asked if this can only be used for specific projects. Hayworth explained they can only use this for projects that improve the

water quality in the community and these projects were submitted to and approved by the state. The City has used a similar program before to fund storm water improvements in the Iowa River Landing. The public hearing will be June 8, 2021.

Resolution to fix a date for a public hearing on a Proposal to enter into one or more Sewer Revenue Loan Agreements and to borrow money thereunder, was introduced by Foster, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

### **GUEST WELCOME CENTER**

After the resolution was read, Asst. City Administrator Ellen Habel thanked Jeff Capps at the Iowa Children's Museum for their partnership over the last 7 to 8 years and doing a great job running the kiosk which has been especially challenging this last year.

### **RESOLUTION NO. 2021-94**

Resolution approving a Sponsorship Agreement with the Iowa Children's Museum regarding the operation of the Guest Welcome Center at Coral Ridge Mall, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

### **ENGINEERING SERVICES AGREEMENT**

It was noted this agreement is not to exceed \$23,000.00.

### **RESOLUTION NO. 2021-95**

Resolution approving an Engineering Services Agreement with Terracon Consultants, Inc. for EPA Brownfields Grant Task 3 Services for the 4<sup>th</sup> Avenue Place Land Assembly, was introduced by Huynh, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

### **711, 713 AND 715 5<sup>TH</sup> AVENUE**

After the resolution was read, Foster asked if there are income limits or restrictions to purchase these homes. Hayworth responded no there is just a limit on what the price can be. Hayworth noted there is a long list of renovations that will need to be completed and they are included in the agreement. Goodrich commented this will be a great improvement for that neighborhood. Hayworth added the City will work simultaneously with the developer, if the purchase is approved, to correct the storm sewer issues in those back yards. Foster was glad to hear that is part of the project. Huynh agreed both projects will improve the area and thanked City staff for making this happen. The public hearing will be June 8, 2021.

### **RESOLUTION NO. 2021-96**

Resolution of intent to dispose of an interest in real property generally referred to as 711, 713 and 715 5<sup>th</sup> Avenue, Coralville, Iowa, was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the May 11, 2021 Coralville City Council Regular Meeting.
- b) Approve Taxicab Company License for **Big Ten Taxicab**: 06/01/2021 through 05/31/2022.
- c) Approve Taxicab Company License for **Yellow Cab of Iowa City**: 06/01/2021 through 05/31/2022.
- d) Approve the Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for **Kum & Go #201, Kum and Go #521 and Kum & Go #524**: Eff. 07/01/2021 through 06/30/2022.

- e) Approve **new** Class C Liquor License with Sunday Sales for **Tavern Blue**: Eff. 05/10.
- f) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #5977**: Eff. 06/11.
- g) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #10985**: Eff. 06/11.
- h) Approve Class C Beer Permit with Sunday Sales for **Canterbury BP Amoco**: Eff. 06/15.
- i) 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 February 2021 (#135167): \$3,353.13.
- j) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Wagner Construction Services** for Anthropologie Landlord Improvements (#2): \$186,485.00.
- k) Approve payment to **Impact7G** for the for Clear Creek Mitigation Bank (#20883): \$19,000.00.
- l) Approve payment to **Flashing Thunder Fireworks** for 4<sup>th</sup>Fest fireworks (#2021-02): \$12,130.00.
- m) Approve payment to **CAJ Enterprises, Inc./Chris Jones Trucking** for demolition at 309 and 309 ½ 7<sup>th</sup> Street:
  - i) Invoice #21703 \$6,767.75
  - ii) Invoice #21867 \$600.00
- n) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **I & S Group (ISG), Inc.** for Anthropologie Tenant Buildout (#71964): \$4,778.00.
- o) Approve payment to **HR Green, Inc.** for the I-80/1<sup>st</sup> Avenue Interchange – Final Design Phase 1 (#143387): \$3,814.99.
- p) Approve payment to **Shoemaker Haaland** for the Iowa River Trail – Rocky Shore Drive to Clear Creek (#019376.00-11): \$4,053.50.
- q) Approve Pay Estimate #7 to **Peterson Contractors, Inc.** for the I-80/1<sup>st</sup> Avenue Interchange – Final Design Phase 1: \$189,820.37.
- r) Accept bids and approve contract with **Pierce Manufacturing** for a complete refurbishment of the current Coralville Fire Department rescue truck: \$191,913.00.
- s) Approve Bill List for May 25, 2021.

After the motion was made, Dodds thanked the Fire Department for refurbishing the rescue truck instead of buying a new one and saving the city a lot of money while maintaining the services we need. Seconded by Huynh. A roll call vote was taken. Motion carried.

City Administrator Kelly Hayworth reminded everyone on Monday, May 31<sup>st</sup> there will be a Memorial Day Service at Oak Hill Cemetery starting at 11:15 AM and people will be able to view the newly completed Phase I of the Veteran's Memorial. Hayworth noted the Iowa Police Chief's Association is meeting at the Coralville Marriott this week and he thanked them for coming to the community.

Mayor John A. Lundell noted the Memorial Day ceremony will be very nice with the addition of the Veteran's Memorial. Lundell reminded everyone most City offices will be closed on Monday for the holiday except the Recreation Center and Indoor Pool which will be open noon to 5:00 PM. Garbage and recycling pickup will be a day late next week. Lundell thanked the 4<sup>th</sup>Fest Committee, people who donated the baskets and those who purchased the baskets for raising a lot of money at the 4<sup>th</sup>Fest Basket Auction. Lundell noted the new name of the ECHL Hockey Team is the Iowa Heartlanders and there was a large turnout of hockey fans for the announcement last week.

City Attorney Kevin Olson reported City Attorney Don Diehl is under the weather and sends his regrets.

Councilperson Mitch Gross is honored to serve on the Council with 4 women. Gross thanked Huynh, Lodh and Yang for tonight's proclamation and letting the city show it is important for people to step up given what has happened this past year. Gross announced the Summer Reading Program will be June 1<sup>st</sup> to August 1<sup>st</sup> and the theme is "Reading Colors Your World." Gross noted the 1-year anniversary of George Floyd's death at the hands of the police and how his death ignited a movement of change unlike anything he has witnessed in his lifetime. Even though the trauma and pain for his family and community

will endure Gross finds hope in the momentum we have started with anti-racist policies and police reform in Coralville but we have to remind ourselves the work for justice is never over. Gross wished George Floyd to “Rest in Power” and he hopes no one on this Council will ever let his death be in vain.

Councilperson Laurie Goodrich appreciated what Gross said and Huynh for bringing forward tonight’s proclamation. Goodrich congratulated Gross for his success with the West High Men’s Tennis Team.

Councilperson Meghann Foster asked everyone to please continue wearing their masks even though the mandates have been lifted and restrictions eased. There are still a lot of people who have only received one or no vaccine dose and children are still not allowed to have the vaccine yet and are still vulnerable. Foster acknowledged the anniversary of George Floyd’s murder and sent her love to his family and the black community who have endured this and other historic traumas. There is still a lot to do in Coralville even though Foster is proud of the work that has been done and the willingness of people to be engaged in the process. Foster stated she is committed and looked forward to the work ahead.

Councilperson Hai Huynh reminded everyone about the Board of Supervisors Special Election on June 8<sup>th</sup> and early voting is going on right now at the Johnson County Administration Building from 8:00 AM to 5:00 PM on weekdays. Huynh strongly encouraged people to get the vaccine and continue wearing their masks for the sake and safety of those who cannot get the vaccine. Huynh hoped on this anniversary of George Floyd’s death that another senseless death is not needed to look at what is happening in our communities and make sure all people are held accountable for their actions and those who serve the community are trained to serve in a kind and responsible way. That starts in Coralville with the Citizens Community Policing Review Board which needs to be taken seriously, comes with action and we need to be vigilant about it.

Councilperson Jill Dodds apologized for not being able to make the Memorial Day celebration because she will be getting a new knee. Dodds noted on this 1-year anniversary of George Floyd’s death we need to continue to call out racism. Dodds recognized the senseless attacks on Asian Americans which makes her sick especially when they target the elderly and the rise in anti-Semitism. Dodds asked everyone who sees something to do something and not look the other way and to hold those people accountable. Dodds noted under Iowa Code 729A the city is not prohibited from writing an ordinance to address hate crimes in our community.

Motion by Foster, seconded by Gross to adjourn at 7:29 PM. Motion carried.