

**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 26, 2020 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 of 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, Gill, Dodds, Goodrich.

The following staff was present electronically via Zoom: City Attorney Don Diehl; City Attorney Kevin Olson; City Engineer Dan Holderness; Director of Finance Tony Roetlin; Director of Parks & Recreation Sherri Proud, Director of Parking & Transportation Vicky Robrock.

The Following Staff were present at City Hall: City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; Community Development Director Dave Johnson; Communications Specialist Jon Hines and City Clerk Thorsten J. Johnson.

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

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

Mayor John A. Lundell proclaimed June 5, 2020 as "National Gun Violence Awareness Day" and Kate Casaletto of Johnson County Moms Demand Action for Gun Sense in America thanked the Mayor and Council for their support and accepted the proclamation. Cosaletto hopes to prevent gun violence deaths in our City, State and Country. Councilperson Mitch Gross showed support by wearing an Orange Shirt.

There were no citizen comments.

BONDS ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on a Loan Agreement in a principal amount not to exceed \$1,000,000.00. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2020-87

Resolution taking additional action to enter in the amount not to exceed \$1,000,000.00, was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-88

Lundell noted the public hearing will be June 9, 2020.

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

RESOLUTION NO. 2020-89

Finance Director Tony Roetlin noted this is a loan to cover the bond payment due on June 1st which will be reimbursed as soon as the bond is issued on June 9th.

Resolution authorizing Internal loan from the General Fund to the Debt Service Fund, was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-90

After Resolution No. 2020-90 was read, Roetlin explained this resolution and the next are for agreements with two local regional banks, West Bank and Great Western Bank, to modify current loans due to the pandemic. This will both allow the City to defer a principal repayment to a later date. In the next resolution Great Western Bank wants to wait on Federal guidance to determine when the City's deferred payment will be due. Roetlin commended both banks on their flexibility, which is giving the City some flexibility in terms of a cash position during this COVID-19 period.

Resolution amending Resolution No. 2017-247, 2018-259, and 2018-73 modifying principal repayment schedules, was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-91

Resolution approving the deferral of loan payment, was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

SCANLON FARMS/SOUTH RIDGE ~ PUBLIC HEARING

Community Development Director Dave Johnson reported this changes the Land Use for property located 3,500 feet south of the intersection of North Liberty Road and South Dubuque Street to Neighborhood Commercial Use. It is surrounded by a 208-acre, 993-unit residential project. This use is for smaller-scale retail and commercial businesses providing services to surrounding neighborhoods with a scale and intensity compatible with adjacent and nearby residential uses. The Planning & Zoning Commission voted 6-0 to recommend the Council approve amending the Land Use of a 3.49-acre portion of Scanlon Farms/South Ridge from Medium Density Residential to Neighborhood Commercial.

Lundell declared this the time for a public hearing on amending the Land Use of a 3.49-acre portion of Scanlon Farms/South Ridge from Medium Density Residential to Neighborhood Commercial. There were no public or written comments. Lundell closed the public hearing.

After the resolution was read, Councilperson Laurie Goodrich asked about the developer's plans for this location. Loren Hoffman of Hall & Hall Engineers responded the developer envisions a use to promote a walkable community like a small strip mall with some services and a small restaurant, but not a convenience store. They plan to have nice looking buildings with stone and brick work. Goodrich asked if the neighbors had been notified and Johnson responded everyone within the required 200-foot radius and there will be future opportunities for public input when the location is rezoned and site plans are submitted for Council review.

ORDINANCE NO. 2019-1006 An ordinance amending the Coralville Community Plan to reflect certain property generally known as a portion of Scanlon Farms/South Ridge, Coralville, Iowa to be designated Neighborhood Commercial Use in place of Medium Density Residential Use, was introduced by Foster, seconded by Gill for 1st consideration. A roll call vote was taken. Motion carried.

LOT 6, CORAL RIDGE COMMERCE PARK PHASE SIX

ORDINANCE NO. 2020-1005 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 Lot 6, Coral Ridge Commerce Park Phase Six, from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Gross, seconded by Goodrich for 3rd and final

consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

RESOLUTION NO. 2020-92

Resolution approving the PUD-B Site Plan for Lot 6, Coral Ridge Commerce Park Phase Six, Coralville, Iowa, was introduced by Gill, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

“CORALVILLE IS ESSENTIAL” RESOLUTION

Lundell stated this resolution shows the Council’s support of a nationwide campaign by the Iowa League of Cities and National League of Cities to get federal partners in Washington D.C. to recognize the financial impacts of the pandemic on cities of all sizes and provide them fair and direct support. Currently the money from the CARE legislation only goes to cities over 500,000 people and states. Currently most states have no plans to forward this money to cities. The funding is only for expenses of the pandemic, which are covered by FEMA grants. There is no reimbursement for the loss of revenue from Hotel Motel Taxes and program fees, which are much larger than expenses. Councilperson Meghann Foster noted there was an op-ed in the Des Moines Register on this topic signed by several Iowa mayors.

RESOLUTION NO. 2020-93

Resolution stating the City of Coralville is essential and in support of fair, direct Federal emergency support to reopen and rebuild local American economies, was introduced by Dodds, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

LOT 4, IOWA RIVER LANDING, PART TWO

After the resolution was read, City Attorney Kevin Olson noted this gives the developer until August 15th for their contingency and they have to close and begin construction before December 31, 2020.

RESOLUTION NO. 2020-94

Resolution approving Amendment No. 1 to that certain Development Agreement with Ridge Development, LLC, was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

LEASE AND LICENSE AGREEMENT AMENDMENTS

RESOLUTION NO. 2020-95

Resolution approving Amendments to various Lease Agreements in the Iowa River Landing District, was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

IRL WEST PARKING RAMP WATERPROOFING 2020

Director of Parking and Transportation Vicky Robrock reported five bids were received on Tuesday, May 9th ranging between \$143,230.00 to \$200,456.00. The engineer’s estimate was \$197,600.00. Staff recommends accepting the lowest most responsive bid from Western Specialty Contractors of West Des Moines for \$143,230.00. The bid includes a few items from the 2019 Master Plan.

RESOLUTION NO. 2020-96

Resolution accepting bids and awarding the Construction Contract for the IRL West Parking Ramp Waterproofing 2020, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-97

Resolution approving the Contract and bond documents for the IRL West Parking Ramp Waterproofing 2020, was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

CLEAR CREEK TRAIL PHASES 6 & 7

It was noted this is not to exceed \$17,032.00.

RESOLUTION NO. 2020-98

Resolution approving Supplemental Agreement No. 1 with Snyder & Associates, Inc. for Clear Creek Trail Phases 6 & 7, was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

DOVETAIL RECREATION AREA SHARED PARKING LOT

After the resolution was read, Director of Parks & Recreation Sherri Proud reported the drive aisles in the parking lot will get full depth patching and there will be crack sealing and then a seal coat will be applied over the entire parking lots. This is 10% of the cost to replace the entire parking lot, which neither the City of Agudas Achim are prepared to do at this point. Lundell noted this is another great example of cooperation between the City and another organization.

RESOLUTION NO. 2020-99

Resolution approving a Cost Share Project Agreement with Agudas Achim for the Dovetail Recreation Area share parking lot asphalt renovation project, was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

LOTS 1 AND 2, THE BLUFFS AT BROWN DEER

City Administrator Kelly Hayworth arrived electronically via Zoom at 7:00 PM.

After the resolution was read, Olson noted the closing for this property will be tomorrow, May 27th. Hayworth added this will not change the project the Council approved with the PUD-B Site Plan; it just changes back the legal entity purchasing the property.

RESOLUTION NO. 2020-100

Resolution changing back the grantee for Lot 1, The Bluffs at Brown Deer, Coralville, Iowa, introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

MOTION BY GILL TO APPROVE CONSENT CALENDAR items a-m inclusive:

- a) Approve minutes for the May 12, 2020 Coralville City Council Regular Meeting.
- b) Approve **new** Class C Liquor License with Brew Pub and Sunday Sales for **Chart Room**: Eff. 07/01.
- c) Approve **new** Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales for **Tribute**: Eff. 08/01.
- d) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #5977**: Eff. 06/11.
- e) Approve Class C Beer Permit with Carryout Wine and Sunday Sales for **Walgreens #10985**: Eff. 06/11.
- f) Approve Class C Beer Permit with Sunday Sales for **Cantebury BP Amoco**: Eff. 06/15.

- g) Approve extending the expiration date of current Taxi Company Licenses, Taxi Decals and Taxi Driver Authorizations to July 31, 2020 and extend the deadline for Taxi Company License Applications to July 21, 2020.
- h) Approve payment to **Watts Group and IRL Hospitality** for the final payment of their Tenant Improvements: \$173,527.50.
- i) Approve payment to **CDW Government** for:
 - i) 15 LVO E595 R5-3500U 256/8 W10P for the Library (#XRV9242) \$10,050.00
 - ii) 15 LLVO E595 R7-3700U 256/8 W10P for the Library (#XRV7690) \$11,820.00
- j) Approve payment to **Creative Software Services, Inc.** for Brownfields Consulting Services (#19819): \$176.25.
- k) Approve payment to **Veenstra & Kimm, Inc.** for
 - i) Fox Valley Trunk Sewer Extension (#4) \$470.93
 - ii) Wastewater Treatment Plant Improvements 2017 – Resident (#23) \$15,989.56
 - iii) Wastewater Treatment Plant Improvements 2017 – General (#25) \$21,600.00
- l) Ratify the General Agreement with CRANDIC for the Iowa River Trail Project – Hawkins Drive to Clear Creek.
- m) Approve Bill List for May 26, 2020.

After the motion was made, Lundell asked where the brew pub the Chart Room will be located. City Clerk Thorsten J. Johnson responded on James Street. Goodrich asked where Tribute is located. Hayworth responded in the location of the old Louie's Wine Dive.

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

City Administrator Kelly Hayworth thanked the Coralville American Legion for the Memorial Day Service honoring those who have served our Country. Hayworth noted the participants did an excellent job socially distancing spreading out through the cemetery and at the Fire Fighter's Memorial. Hayworth reminded everyone Mayor's Clean Up will be the week of June 1st on their regular garbage day and that Goodwill is now open for them to drop off usable items instead of just throwing them away. Hayworth reported there will be a lot of changes in June as the City begins opening up facilities and providing more services. Hayworth asked residents to pay attention to notices that will be posted on the website and individual department pages. Hayworth added City Hall, North Ridge Pavilion and the Library will be open for Primary voters on June 2nd even if some of the facilities are currently closed to the public. Hayworth encouraged to public to continue to use electronic means to conduct City business even though facilities are reopening, like paying utilities or ordering yard waste stickers on-line.

Mayor John A. Lundell thanked the Coralville American Legion for holding the Memorial Day Service. Lundell received an email from Dhuha Tawil, a resident and member of the Parks & Recreation Commission, asking the Council to reconsider allowing chickens in the City limits. Lundell asked who was in favor of taking another look at the issue. Councilperson Tom Gill wanted to continue with the current policy of not allowing chickens in the City limits. Councilperson Jill Dodds stated she was in favor of discussing the issue because Tawil brought up a lot of good points in her letter and things have changed since they last reviewed the issue. Councilperson Meghann Foster noted she was not here when the issue and current policy was discussed. Foster is currently undecided and would like to discuss the issue. Councilperson Mitch Gross is willing to discuss the issue but not sure he will change his position of supporting the current policy. Gross also said Tawil brought up a lot of good information in her email. Councilperson Laurie Goodrich stated she had concerns about raising chickens for meat but found out they would be raised only for egg laying in limited numbers and with no roosters. Goodrich researched the issue and found chickens became a nonissue when people found out how much work went into keeping them and the newness wore off. Goodrich is in favor of looking into the issue. Gill has concerns about attracting rodents and predators. Lundell stated they will look into the issue after staff has time to gather information for the Council.

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

Councilperson Tom Gill reported they discussed the current financial situation and hotel/motel taxes at the Convention & Visitor Bureau (CVB) meeting and noted the CVB is going through a tough time and has furloughed most of its staff. Gill stated the City needs to look into how to support the CVB going forward.

Councilperson Laurie Goodrich congratulated High School and College seniors going through a different type of graduation this year. Goodrich thanked City staff for keeping City services going and the work they will go through coming up with new procedures and learning as City facilities open up again.

Councilperson Jill Dodds reported the Recreation Center will remain closed through the month of June but will run its current programs. They will start accepting reservations for lap swimming and the fitness room starting June 8th. They plan for the pool to open on June 24th with modified rules and hours. Summer program and camp registration is open with information on their website. Pavilion rentals are open with modifications, occupancy restrictions and social distancing requirements. Dodds thanked everyone who practiced social distancing over the three-day weekend and she wished veterans a Happy Memorial Day.

Councilperson Meghann Foster asked about playgrounds. Director of Parks & Recreation Sherri Proud responded playgrounds can open up June 1st. Foster thanked school administrators and teachers for working hard to maintain contact and teaching students and providing them support during this period of schools being locked down. Foster gave a shout out to Moms Demand Action for their hard work advocating for common sense gun legislation.

Councilperson Mitch Gross thanked Foster for her comments on behalf of educators noting it has been a challenging time for them. Gross has been asked about the status of swimming pools in Coralville and he doesn't have an answer. Proud reported they plan on opening at less than the allowed 50% capacity to make sure there is plenty of room to social distance. They will have extra cleaning and sanitizing and will provide hand sanitizer. People will be allowed to wear masks, but it will be a choice on whether people are comfortable to come out and swim or not. The timing is dependent on what the Governor will allow, but they are preparing to open. Gross asked who weeds the flower beds, especially on the Oakdale trail east of Wickham. Proud responded a contractor does and she will inspect those beds to make sure the work is getting done. Gross reported the Library Board of Trustees passed a resolution of support for City workers that has yet to be written to send to the Council for consideration.

Motion by Gill, seconded by Goodrich to adjourn at 7:29 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk