

**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, June 9, 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: Asst. City Administrator Ellen Habel; City Engineer Dan Holderness; Director of Finance Tony Roetlin; Library Director Alison Ames Galstad.

The Following Staff were present at City Hall: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; 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 2020 as "Pride Month." Treasurer Ricardo Rangel Jr. of Iowa City Pride accepted the proclamation and stated even though they are disappointed to postpone this year's Pride Festival due to the pandemic they are grateful the Mayor proclaimed June 2020 as "Pride Month" and Rangel thanked the Mayor and Council for their support and acknowledgement on behalf of the Board of Directors.

There were no citizen comments written or in person.

BONDS ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on a General Obligation Essential Corporate Purpose Loan Agreement. There were no public or written comments. Lundell closed the public hearing.

After Resolution No. 2020-101 as read, Finance Director Tony Roetlin explained this refinancies the bonds for the Plaza on 5th in the 12th Avenue TIF.

RESOLUTION NO. 2020-101

Resolution determining to proceed with the entering into one or more General Obligation Essential Corporate Purpose Loan Agreements and taking additional action thereon was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-102

Resolution approving a Loan Agreement and providing for the sale and issuance of Road Use Tax Revenue Bonds, Series 2020A was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

SCANLON FARMS/SOUTH RIDGE

Councilperson Laurie Goodrich left the meeting temporarily at 6:45 PM due to technical difficulties. Votes are now Ayes: 4 and Absent: 1 unless otherwise noted.

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 Gill, seconded by Dodds for 2nd consideration. A roll call vote was taken. Motion carried.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

RESOLUTION NO. 2020-103

After the resolution was read, Asst. City Administrator Ellen Habel reported this will allow the Coralville Community Food Pantry to add 125 bags of food they hand out each Friday with the grab and go lunches provided by the school district at North West Junior High School and West High School. This brings the total to 375 bags providing supplemental meal assistance through the weekend and it will extend the program through the summer. \$7,000.00 goes to the food bags, \$5,000.00 will go to buying produce at the Coralville Farmer's Market for those food bags and \$3,000.00 will provide transportation through a partnership with Table to Table. This is a worthwhile program made possible by CDBG funds from the Iowa Economic Development Authority they received due to the pandemic. Councilperson Tom Gill thanked Habel, Councilperson Mitch Gross and the others who made this possible.

Resolution authorizing and directing the Mayor to execute and sign that certain Iowa Economic Development Authority Community Development Block Grant (CDBG) Program Contract No. 20-OT-058 was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-104

Resolution approving a Subrecipient Agreement for Federally Funded Project with the Coralville Community Food Pantry for the Community Development Block Grant (CDBG) Contract No. 20-OT-058 funding the School Break Nutrition Program was introduced by Foster, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-105

It was noted the public hearing will be June 23, 2020.

Resolution setting a public hearing for the Community Development Block Grant (CDBG) Contract No. 20-OT-031 funding the Library WiFi Hotspots Project was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-106

Goodrich returned to the meeting at 6:50 PM. Votes are now Ayes: 5 unless otherwise noted. It was noted the public hearing will be June 23, 2020.

Resolution setting a public hearing for the Community Development Block Grant (CDBG) Contract No. 20-OT-058 funding the School Break Nutrition Program was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-107

After the resolution was read, Habel explained the City has received CDBG funding for the Owner-Occupied Housing Exterior Rehabilitation Program before but the process has changed and money will be awarded in a first come first served basis. Recipients need to be selected and income confirmed by the time the City applies. This is open to all Coralville residents who own homes and meet the income qualifications. They can receive up to \$25,000.00 for improvements. This is a forgivable loan, so if the owner stays in the home for 5 years it will be forgiven. It can help with new siding, roof, gutters, soffits,

exterior doors or windows. More information and applications are available on the Coralville website in the news section. Foster asked and Habel confirmed applications are being accepted now and the sooner they are received the sooner the City can apply and improve its chances of receiving the grant. Habel added the City is applying for the Home Buyer Assistance program for the first time and she will have more information next meeting. Foster asked if anyone has applied. Habel responded there has been one application and two inquiries so she encourages everyone to reach out. The public hearing will be June 23, 2020.

Resolution setting a public hearing on Applications to the Iowa Economic Development Authority for the Community Development Block Grant (CDBG) Housing Rehabilitation Program and for Down Payment Assistance Program was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) PROGRAM POLICIES

RESOLUTION NO. 2020-108

After the resolution was read, Councilperson Laurie Goodrich asked what the Code of Conduct involved. Habel responded it prohibits agents for the City in the selection or administration of a contract supported by federal grant funds if there is a conflict of interest and the City has zero tolerance for fraud, waste and abuse of funds. We have approved the Code of Conduct for past grants but because some of the language or rules have changed, we need to approve it again.

Resolution adopting a Code of Conduct for the City of Coralville was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-109

Resolution adopting a Procurement Policy for the City of Coralville was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2020-110

Resolution adopting the Residential Anti-Displacement and Relocation Assistance Plan under the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

ENGINEERING SERVICES AGREEMENT

RESOLUTION NO. 2020-111

Resolution approving an Engineering Services Agreement with Terracon Consultants, Inc. for Phase 2 Groundwater and Soil Assessments at 820 & 824 Hughes Street was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

FISCAL YEAR 2021 BUDGET

After the resolution was read, City Administrator Kelly Hayworth reported these are the numbers that discussed at the last three Work Sessions and there have been no changes. Some will be implemented immediately and some won't start until the beginning of the next Fiscal Year on July 1st. The department heads and Human Resource/Risk Manager Mike Funke have been working hard to make sure the changes are implemented fairly. Gill stated this is something they all don't want to do but they have to be fiscally responsible to the City of Coralville. Goodrich agreed this is a sad thing and everyone is going to have to make sacrifices and they appreciate the understanding.

RESOLUTION NO. 2020-112

Resolution approving decreases in the budgeted expenditures of certain City departments for the Adopted Fiscal Year 2021 Budget was introduced by Gill, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

SETTLEMENT AGREEMENT

After the resolution was read, Gill thanked the King's for stepping up to help the City of Coralville and he noted they always do. Lundell agreed.

RESOLUTION NO. 2020-113

Resolution approving a Settlement Agreement with Stephen and Charlotte King for a portion of 800 Quarry Road was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the May 26, 2020 Coralville City Council Regular Meeting.
- b) Approve Class B Liquor License with Sunday Sales for **Radisson Coralville**: Eff. 07/01.
- c) Approve Class C Liquor License with Sunday Sales for **Cheddar's Casual Café**: Eff. 07/01.
- d) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Brush and Barrel**: Eff. 07/01.
- e) Approve Class E Liquor License with Sunday Sales for **Casey's General Store #2779**: Eff. 07/01.
- f) Approve payment to **Watts Group and IRL Hospitality** for an additional payment for their mechanical system modifications for Tenant Improvements: \$58,617.50.
- g) Approve payment to **Bolton & Menk, Inc.** for:
 - i) Creekside Flow Trail (#0247272) \$19.00
 - ii) Creekside Flow Trail (#0247273) \$711.50
 - iii) Hawkeye Ready Mix South Demolition (#0249377) \$155.00
 - iv) Veterans Memorial at Oak Hill Cemetery (#0249379) \$1,265.00
 - v) 12th Avenue Ash Tree & Sidewalk (#0248636) \$3,762.50
 - vi) 12th Avenue Ash Tree & Sidewalk (#0250047) \$3,737.50
- h) Approve payment to **LL Pelling Co.** for the Iowa River Trail (#23319): \$37,629.00.
- i) Approve Change Order #2: +\$11,202.50; and Pay Estimate #2: \$334,484.31; to **Portzen Construction, Inc.** for IRL E. 2nd Avenue Improvements.
- j) Approve Change Order #5: +\$2,933.05; and Pay Estimate #6: \$354,099.31; to **All American Concrete, Inc.** for IRL E. 9th Street Improvements.
- k) Approve Change Order #10 +\$9,721.75; and Pay Estimate #23: \$388,338.98; to **Miron Construction, Inc.** for the Wastewater Treatment Plant Improvements.
- l) Approve Bill List for June 9, 2020.

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

City Administrator Kelly Hayworth reminded everyone the State of Iowa has a fund to provide rental and mortgage payments for those that can't afford them due to the pandemic. They can receive up to \$3,000.00 and it is a first come first serve application process through the Iowa Finance Authority (IFA). All they need to qualify is to show they are behind on their payments and they cannot have received the federal unemployment bonus. If you need help or further information call Hayworth or Asst, City Administrator Ellen Habel at City Hall. Hayworth encouraged residents to turn in applications for the Owner-occupied Home Exterior Renovation Program for up to \$25,000.00 for assistance. The sooner they apply the sooner the City can submit its application on this first come first serve program. This will help pay for a new roof, siding, fascia, soffits, gutters, exterior doors, windows and more.

Mayor John A. Lundell spoke about recent events that have become a global issue and how it presents an opportunity to address and correct some issues and to make Coralville a better place for everyone. Lundell thanked the Councilmembers who organize and ran Sunday's "Reflect. Heal. Act. A Community Gathering" in S.T. Morrison Park. Lundell thanked City staff, administration, Police Department, and Fire Department who have put in extra hours and endured stress through this difficult time. Lundell stated the City is committed to listen and there were a lot of great comments on Sunday. Lundell is sure they will hear more ideas and will consider them all to make Coralville a better place. Lundell reported 4th Fest will unfortunately be different with the parade and concert being cancelled but they have a plan for the fireworks and will reveal more details in the near future. There are ideas about providing music during the fireworks and making sure they can be viewed from your vehicle. They will also broadcast them live on Facebook Live. Lundell encourage everyone to look at the City website for information on a Solar Assistance Program available to Johnson County and Coralville residents. The Farmer's Market is now open every Monday evening in S.T. Morrison Park.

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

Councilperson Tom Gill thanked the Coralville Police Department for their hard work and all they have accomplished and he supports them 100%. Gill stated the curfew is no over and the reason they had one is because there was a problem and that problem has now been solved. Gill thanked Councilperson Mitch Gross and the other Councilmembers who organized the Sunday event and even though it was advertised as a protest Gill thought it was more of the community coming together. Gill especially thanked Gross for being instrumental in bringing the event together.

Councilperson Jill Dodds thanked the community for attending the Sunday event, which was a meaningful experience. Dodds thanked everyone for their emails and she is trying to reply them as efficiently as she possibly can. Dodds looks forward to working with her colleagues to see where they are at, gather information and make improvements where they can. Dodds hopes the community will provide them input as they move forward.

Councilperson Mitch Gross thanked Treasurer Ricardo Rangel Jr. of Iowa City Pride and his organization for all the hard work they do and how his family will miss the Pride festival this year. Gross read a prepared statement on the events of the past week that have been some of the toughest he has had as a Councilmember. Gross explained how he has listened and learned during the last week and stated black lives do matter and he is now ready to act. Gross asked for information on procedures for force and training that police officers utilize to be provided to the Council for review and action in the near future. Gross wants information on implicit bias and de-escalation training and he called for the hours of that type of training to equal weapons training and practice. Gross asked for data on the use of force by officers and all stops by the police during the last year including the racial breakdown. Gross asked for a ban on all choke holds in Coralville and to adopt a policy where the instant a suspect says "I can't breathe." there is an immediate cessation of whatever hold is being utilized. Gross wants an inventory of actions the Police Department is engaged in to foster stronger relationships with members of the community and have the community relations officers speak at a future work session. Gross called for the Council to consider the 8 policy recommendations made by Campaign Zero, an organization that uses research and best practices to implement policing policies. Gross called for the creation of a citizen review board to provide greater accountability of the Police Department to the citizens of Coralville. Gross asked Human Resource Manager Mike Funke to present to the Council a plan to increase the City's employees of color at a future work session. Gross asked for the creation of a fund to help entrepreneurs of color to establish and maintain their businesses in Coralville. Gross state he has faith, confidence and admiration for the Coralville Police Department to be the biggest light of justice and serve as an example to other cities and states. Gross promised to work on these issues and not be silent.

Councilperson Laurie Goodrich thanked Lundell and Gross for their leadership. Goodrich promised to always be loyal and supportive to the City of Coralville and she will listen, learn and dig deeper into how the City can be more inclusive and welcoming. Goodrich enjoyed meeting with and listening to participants and speakers at Sunday's event. Goodrich noted due to COVID-19 the Coralville Center for the Performing Arts has discontinued programming until September. Goodrich reported she attended a

Zoom meeting for the Johnson County Access Center today and the roof trusses were placed today and they are on schedule to open January 4, 2021. This facility for mental health and crisis and will coordinate and work with the Johnson County and Coralville Crisis Intervention Law Enforcement programs.

Councilperson Meghann Foster thanked all of her colleagues in Coralville for all their hard work listening and engaging with the frustrations of Coralville citizens. Foster noted all the City staff have been in her heart and prayers during this difficult week, which includes the men and women in the Police Department. Foster believed that the strength of our Police Department is why Coralville will be a part of the solution to enact a lot of the reforms Gross talked about. Foster acknowledges the pain and grief of Coralville's black citizens is real and she honors the expression of that pain through protests. Foster attended several peaceful demonstrations this week because it is important to listen to and witness those stories of inequality so change can come about. Foster stated white people need to do the work of learning about and disengaging from systemic racism. Foster stated she will work to be a part of the solution. Foster supported Gross's list of items to work on and added a call to have annual mental health checks for all police officers, explore more community based methods for police work and have concrete time lines for all these proposals and to identify ones that can be implemented immediately and what will need more time to change. Foster stated the City needs a complete overhaul of how it deals with issues of diversity and inclusion and how to expand staff of color at every level, have bias training for all employees, make sure the Library and Recreation Center programming reflect cultural diversity in the community and look at the racial makeup of the City's boards and commissions. Foster stated she was doing work on Gross's call to create a fund to help entrepreneurs of color to establish and maintain their businesses in Coralville for a year and a half before the pandemic and hopes to get back to it. Foster stated she knows this is a long list and these changes will not happen overnight, which is frustrating for those who have been waiting so long for meaningful systemic changes to occur. Foster looks forward to making Coralville a more inclusive place for all of its residents.

Motion by Dodds, seconded by Gross to adjourn at 7:28 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk