

**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 Regular Meeting of the City Council of the City of Coralville, Johnson County, IA was held at City Hall, 1512 7th Street on Tuesday, June 22, 2021 with Mayor John A. Lundell 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: Huynh, Dodds, Goodrich. Absent: Foster, Gross.

The following Staff were present: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; Community Development Director Dave Johnson; City Engineer Scott Larson; Finance Director Tony Roetlin; Director of Parks & Recreation Sherri Proud; Streets & Solid Waste Superintendent Eric Fisher; Human Resource/Risk Manager Mike Funke; Production Assistant Matt Palmer; Communications Specialist Jon Hines, and City Clerk Thorsten J. Johnson.

Motion by Goodrich, seconded by Dodds to approve the agenda. Ayes: 3 and Absent: 2. Motion Carried.

Votes are 3 Ayes and 2 Absent for Motions, Resolutions, and Ordinances unless otherwise noted.

There were no citizen comments.

LOT 8, CORAL CROSSING EIGHTH ADDITION ~ PUBLIC HEARING

Community Development Director Dave Johnson reported this 2.63-acre residential development consisting of one 36-unit residential building is consistent with the 2018 Master Plan for Coral Crossing. The building design materials are Stone and various earth tones of shake and horizontal lap siding and the same as at 2865, 2867 and 2869 Spring Rose Circle. The average density is 14 dwelling units per acre. The building and parking conform with the master plan. The Planning & Zoning Commission voted 6-0 to recommend the Council approve the PUD-B Site Plan for Lot 8, Coral Crossing Eighth Addition.

Mayor John A. Lundell declared this the time for a public hearing on the PUD-B Site Plan for Lot 8, Coral Crossing Eighth Addition. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2021-111

Resolution approving the PUD B Site Plan for Lot 8, Coral Crossing Eighth Addition, Coralville, Iowa, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

LOT 9, CORAL CROSSING EIGHTH ADDITION ~ PUBLIC HEARING

Johnson reported this is the development is immediately west of Lot 8 and a 1.53-acre residential development consisting of one 36-unit residential building. The materials and design are the same as Lot 8. The average density is 23 dwelling units per acre which conforms with the 2018 Master Plan for Coral Crossing and the density approved for this development. The Planning & Zoning Commission voted 6-0 to recommend the Council approve the PUD-B Site Plan for Lot 9, Coral Crossing Eighth Addition.

Lundell declared this the time for a public hearing on the PUD-B Site Plan for Lot 9, Coral Crossing Eighth Addition. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2021-112

Resolution approving the PUD B Site Plan for Lot 9, Coral Crossing Eighth Addition, Coralville, Iowa, was introduced by Dodds, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

LOT 2, IOWA RIVER LANDING PARKVIEW ~ PUBLIC HEARING

Johnson reported this is building two of a six building development. There are 47 enclosed parking stalls and the density conforms with the approved PUD Master Plan. Building materials are red brick, glass, trim and fiber cement panel system which is identical to the building on Iowa River Landing Parkview Part 1. This building will have a larger massing and flat roof. The City is in support of the Site Plan and building design and final plat meets the requirements and preparation for filing. The Planning & Zoning Commission voted 6-0 to recommend the Council approve the PUD-B Site Plan and Final Plat for Lot 2, Iowa River Landing Parkview.

Lundell declared this the time for a public hearing on the PUD-B Site Plan and Final Plat for Lot 2, Iowa River Landing Parkview. There were no public or written comments. Lundell closed the public hearing.

After the resolution was read, Councilperson Huynh asked about parking since there are 68 units and 47 enclosed parking spaces. Johnson explained the rest of the required parking spaces will be met by surface parking for the entire development. Huynh is concerned about not having enough parking in the Iowa River Landing and not being able to correct it after development. Johnson responded staff is looking into the issue but this development will accommodate the parking for the six planned residential buildings. One of the first things staff looks at with Iowa River Landing development is parking and they are waiting to see what develops with the University of Iowa's next development and the for potential partnerships for parking.

RESOLUTION NO. 2021-113

Resolution approving the PUD B Site Plan for Lot 2, Iowa River Landing Parkview, Coralville, Iowa, was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2021-114

Resolution approving the Final Plat for Lot 2, Iowa River Landing Parkview, Coralville, Iowa, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

PART OF LOT 7, FOLSOM'S SUBDIVISION ~ PUBLIC HEARING

Johnson reported this will change the land use for two right of ways for 1st Street and 2nd Avenue and 218 2nd Street and 204 2nd Street located in the SW Quadrant of 2nd Street & 1st Avenue from Corridor Commercial to Mixed Use. Other properties in the area are already Mixed Use. This area was a focused on in the 2014 Community Plan and identified as the Southeast Commercial Area. It is a gateway between Coralville and the University of Iowa. The area lacks efficient and safe design and in need of coordinated investment. The barrier to development is the area is in the 100-year floodplain and has suffered repeated flood loss so wholesale or large-scale redevelopment is needed for the site to elevate infrastructure and streets, bring in fill and replace aging infrastructure. Planned, coordinated, pedestrian oriented development is necessary for this location to provide better access management, aesthetic improvements, pedestrian connectivity and connection to the University of Iowa. These are all key concepts outlined in the Southeast Commercial District Subarea in the Community Plan. The Planning & Zoning Commission voted 6-0 to recommend the Council approved amending the Land Use Map for Part of Lot 7, Folsom's Subdivision from Corridor Commercial Use to Mixed Use.

Lundell declared this the time for a public hearing on amending the Land Use Map for Part of Lot 7, Folsom's Subdivision from Corridor Commercial Use. There were no public or written comments. Lundell closed the public hearing.

After the ordinance was read, Councilperson Jill Dodds noted she worked on the Community Plan and they recognized this area has needed improvement for a long time. Since this is only a land use change, she will vote yes. Dodds stated she wants any development in this area to include options for affordable

housing. Huynh noted in May of 2018 there was a Kansas State University Grad Student study of the area and she asked if this will conform to the plan they recommended. Johnson responded a specific concept plan has not been submitted so there is not much to compare to. When there is a rezoning application a concept plan will be required but right now the developer is asking if the Council agrees this area is suitable for a mixed-use development. The developer will submit a site plan which will include all the usual information and the Planning & Zoning Commission and Council will get to review it then. Huynh asked how they can ensure the development has affordability. Johnson responded he cannot ensure affordability but will convey the request to the developer. Huynh clarified she would like affordability for residential and commercial space as the area currently has an international business culture, she would like to see remain intact. Johnson will convey the Council's wishes to the developer. Huynh asked if the Iowa Land Lodge and the scrap yard were part of this development. Johnson replied no. Lundell hopes those two businesses will be redeveloped as a natural outcome of this development. Huynh asked about plans for a future crossing across Highway 6, due to concerns about people who cross it. Johnson stated no additional crossings are planned. Huynh asked if this is something the City could add or look into. City Administrator Kelly Hayworth responded the Iowa DOT would be the ones to add a crosswalk and they will not do one without a widened intersection or traffic signals. A bridge or tunnel would have to get the Iowa DOT's final approval as well. Huynh asked for a timeline to get a site plan. Hayworth responded the developer could submit a site plan anytime after the third reading of this ordinance and after review by staff and going to Planning & Zoning and Council for approval it would be at least 90 days.

ORDINANCE NO. 2021-1003 An ordinance amending the Coralville Community Plan to reflect certain property generally known as Part of Lot 7, Folsom's Subdivision, Coralville, Iowa to be designated Mixed Use in place of Corridor Commercial Use was introduced by Dodds, seconded by Goodrich for 1st consideration. A roll call vote was taken. Motion carried.

711, 713 AND 715 5TH AVENUE

After the resolution was read, Asst. City Administrator Ellen Habel reported the public hearing was last meeting and these buildings are north of Coralville Central Elementary. The City has owned these buildings for a year and plans to rehabilitate and sell them with a 30-year deed restriction requiring them to be owner-occupied. The rehabilitation includes siding, shutters, new interior and exterior doors, new windows, replacement of kitchen and bathroom cabinets, bathroom fixtures, electrical improvements, new appliances, duct work cleaning, central air conditioning and landscaping. Staff believes this will make a nice change in the neighborhood. Huynh asked if the price changed from \$175,000.00 to \$180,000.00. Habel responded yes because they added the central air conditioning requirement.

This is for the sale of three lots to a developer who will renovate the existing homes to sell for no more than \$180,000.00 with a 30-year deed restriction to ensure the homes are owner-occupied.

RESOLUTION NO. 2021-115

Resolution approving of the disposal of an interest in real property generally referred to a 711, 713 and 715 5th Avenue, Coralville, Iowa, was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

BONDS

After the resolution was read, Finance Director Tony Roetlin reported General Obligation Refunding Bond 2021C is not new debt but borrowing to repay previous debt issued in four different bonds over the years. This will replace 4.5% bonds with 2.29% bonds decreasing the interest rate by 2.21% that saving \$890,000 in present value savings. The amount of bonds outstanding will be reduced by \$400,000.00. The next item is the Sewer Revenue Bonds, Series 2021E for State sponsored project money of \$2.7 million to be used for storm water infrastructure. Those projects are the green roofs of the arena and Staybridge Hotel and a portion of the Colony Land purchase in the West Land Area for a park containing a Fenn. This is a \$2.7 million no interest rate loan and the program will lower the rate on the Wastewater Treatment Plant loan.

RESOLUTION NO. 2021-116

Resolution authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of General Obligation Refunding Bonds, Series 2021C, and providing for the levy of taxes to pay the same, was introduced by Huynh, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2021-117

Resolution authorizing and approving a Sewer Revenue Loan and Disbursement Agreement and providing for the sale and issuance of Sewer Revenue Bonds, Series 2021E, was introduced by Dodds, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

HEARTLAND DRIVE HMA OVERLAY 2021

It was noted the public hearing will be July 13, 2021.

RESOLUTION NO. 2021-118

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract for the Heartland Drive HMA Overlay 2021, was introduced by Goodrich, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

DEER CREEK ROAD REPAIR 2021

It was noted the retainage due in 30 days is \$6,978.23.

Motion by Dodds, seconded by Goodrich to approve Pay Estimate #1 (Final) to **LL Pelling Co., Inc.** for the Deer Creek Road Repair 2021: \$132,586.28. Motion carried.

RESOLUTION NO. 2021-119

Resolution accepting the Deer Creek Road Repair 2021 as completed, was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

IOWA RIVER LANDING PARKING LOT 2021

It was noted the retainage due in 30 days is \$15,424.25.

Motion by Dodds, seconded by Huynh to approve Change Order #2: +\$3,000.00; and Pay Estimate #2 (Final): \$226,596.80; to **Bockenstedt Excavating, Inc.** for the Iowa River Landing Parking Lot 2021. Motion carried.

RESOLUTION NO. 2021-120

Resolution accepting the Iowa River Landing Parking Lot 2021 as completed, 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-aa excluding item y:

- a) Approve minutes for the June 8, 2021 Coralville City Council Regular Meeting.
- b) Approve Retail Cigarette/Tobacco/Nicotine/Vapor Permit Applications for Fiscal Year 2021. (See Memo)
- c) Approve **new** Special Class C Liquor License for **Coffee Emporium LLC (Gro HR Consulting)**: Eff. 5/1.

- d) Approve **new** Class E Liquor License with Class B Wine Permit, Class C Beer Permit and Sunday Sales for **Hy-Vee #2 Gas**: Eff. 06/23. (Changing from Class B Permit so can sell liquor.)
- e) Approve **new** Class E Liquor License with Class B Wine Permit, Class C Beer Permit and Sunday Sales for **Hawks Liquor & Tobacco**: Eff. 7/1.
- f) Approve Special Class C Liquor License with Sunday Sales for the **Coralville Center for the Performing Arts**: Eff. 07/11.
- g) Approve Class C Beer Permit with Native Wine Permit and Sunday Sales for **Home2 Suites by Hilton**: Eff. 7/11.
- h) Approve Class B Liquor License with Carryout Wine and Sunday Sales for **Residence Inn**: Eff. 07/15.
- i) Approve Class C Liquor License with Brew Pub, High Proof Brew Pub and Sunday Sales for **Guild**: Eff. 7/17.
- j) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **30hop**: Eff. 07/18.
- k) Approve payment to **Iowa City UNESCO City of Literature** for FY 2020-2021 Partnership Dues (\$10,000.00) and Paul Engle Prize Partnership (\$15,000.00) (4/23/2021): \$25,000.00.
- l) 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 April 2021 (#135204): \$4,993.76.
- m) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Wagner Construction Services** for:
 - i) 920 E. 2nd Avenue #15 Carpentry Finishes (Final) \$2,426.50
 - ii) Anthropologie Landlord Improvements (#3) 192,755.00
- n) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **I & S Group (ISG), Inc.** for Anthropologie Tenant Buildout (#72794): \$1,207.50.
- o) Approve payment to **Iowa Interstate Railroad LLC** for installation of new motion detection equipment that interconnect with traffic signals at WestCor (#725116): \$29,084.46.
- p) Approve payment to **Mellen & Associates, Inc.** for the 1st Avenue Gate Well start-up service (#25445): \$1,200.00.
- q) Approve payment to **Terracon Consultants, Inc.** for:
 - i) 4th Avenue Place Land Assembly – 309 7th Street (#TF23628) \$1,761.00
 - ii) Brownfields Assessment Grant Tasks (#TF23619) \$1,759.75
- r) Approve payment to **AlphaGraphics of North Liberty** for IRL Parking Lot 2021 signage (#45864): \$672.79.
- s) Approve payment to **Lexipol LLC** for annual law enforcement manual and bulletins (#INVLEX2303): \$12,655.00.
- t) Approve payment to **Creative Software Services, Inc.** for 7 Dell Latitude 9410 2-in-1 XCTOs and 11 Optiplex 3080 SFF XCTOs for the Library (#TT_3364): \$19,925.72.
- u) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel and Conference Center FF&E Invoice to replace existing copper heat exchanger in the RBI water heater (#77864) \$6,800.00.
- v) Approve payment to **Smith Landscape & Design Co.** for Spring 2021 Trees for Hownowners (#16417): \$17,650.00.
- w) Approve Pay Estimate #8 to **Peterson Contractors, Inc.** for the Iowa River Trail: \$92,382.21.
- x) Approve Pay Estimate #10 to **Portzen Construction Inc.** for Iowa River Landing Improvements 2020 – E. 2nd Avenue: \$136,416.08.
- y) Accept quotes and approve contract from **Hardscapes Solutions of Iowa, Inc.** for the Creekside Flow Trail Observation Plaza: not to exceed \$41,311.33.
- z) Approve attendance of Juan Coleman to the Advanced Officer Course – SPI in Louisville, KY from 8/14-11/12/2021: \$8,766.00.
- aa) Approve Bill List for June 22, 2021.

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

After the motion was made, Director of Parks & Recreation Sherri Proud showed the Council updated renderings of the Creekside Flow Trail Observation Plaza. The ADA accessible pathway from the parking lot will be poured at a later date. The plaza site has been cleared and will keep the seat wall. Proud noted the flow trail goes right by the observation plaza and the climb trail and cross course run are along the back of the plaza. The shelter area will have picnic tables, the plaza will have concrete with limestone chip in the middle and there will be a drinking fountain/bottle refill station. The shelter is a four-post construction and trees will shade the area. There is a hanging rack for mountain bikes and mapping at the future kiosk. Staff recommends approving the low bid from Hardscape Solutions of Iowa for \$41,311.33 which is 4% over the engineers estimate. If they rebid project prices will most likely be the same or higher. They could also lose the \$25,000.00 Wellmark Grant if they delay the project until fall because it has to be spent by the end of November. The Shelter bid came in lower making the total project cost closer to the total estimate. Huynh asked about a bike maintenance stall and Proud responded there is one nearby at the Crosspark course. Goodrich asked if there could be a restroom included. Proud noted the future restroom will be 200 yards away at the barn area. Goodrich thought that was not close enough. Proud will see if there is a way to run sewer out there.

Motion by Dodds, seconded by Huynh to approve item y accepting quotes and approving contract from **Hardscapes Solutions of Iowa, Inc.** for the Creekside Flow Trail Observation Plaza: not to exceed \$41,311.33. Motion carried.

City Administrator Kelly Hayworth reported the 4thFest Committee has a great 4thFest planned July 2nd through the 4th with great activities like the parade and fireworks on July 4th, the free concert with Josh Turner on July 3rd, and the new 4thFest Feast on July 2nd with the Police and Fire Departments cooking and the Iowa Children's Museum, Library and Recreation Department providing fun activities. Only the carnival will cost money and there are tickets available for that.

Mayor John A. Lundell encouraged everyone to attend 4thFest and more information on activities can be found on the City website www.coralville.org. Lundell reported funds from the American Rescue Plan have not been received by cities under 50,000 population including Coralville. Hayworth added no dates have been given by the State who will be distributing those funds. Cities with populations over 50,000 received their funds directly from the Federal government. Lundell reported on August 18th the Coralville Hotel & Conference Center will change from a Marriott to Hyatt Hotel & Regency who have plans to refresh and continue renovations. It will be managed by a Midwestern company, Marcus Hotels & Resorts out of Milwaukee. The employees of the facility have been offered a chance to stay on at the same rate of pay, excellent benefits package and current seniority.

City Attorney Don Diehl thanked everyone for the Birthday Card he received. City Attorney Kevin Olson had nothing to report.

Councilperson Jill Dodds is glad to be back after her knee replacement. Dodds reported the Parks & Recreation Commission member has heard from Farmer's Market vendors that they have seen a decrease in elderly and low-income customers. They discussed the issue and noted how it might be difficult for the elderly to transport produce to their vehicles in the ramps. Dodds asked for everyone to think of ways to make the Market more accessible be it providing bus rides or golf carts to help get people and groceries to their cars. Dodds has also been working on the Council's parade idea.

Councilperson Hai Huynh asked the Council to think about what they can do with the American Rescue Fund money other than for the budget shortfall. Huynh asked them to consider using some of it to help community members in need who haven't been able to get any help for one reason or another. Huynh wanted to know if the City has plans for the funds and she asked they keep the Council involved in the decision process. Huynh reminded everyone that setting off fireworks in Coralville is not allowed because it is stressful for pets and people and it is pretty dry outside as well.

Councilperson Laurie Goodrich is looking forward to 4thFest activities including the new Free 4thFest Feast on July 2nd. Goodrich noted most of the activities are in or around S.T. Morrison Park and encouraged everyone to come out and enjoy the weekend. Goodrich reported she attended a League of Cities' meeting today and there were interesting discussions on how cities impacted legislation this session in local control and public safety. The League discussed the adjustments being made to the American Rescue Plan and they are committed to helping cities understand the process to receive those funds.

Motion by Dodds, seconded by Huynh to adjourn at 7:15 PM.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk