

**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, July 26, 2022 with Mayor Meghann Foster 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: Knudson, Gross, Jones, Goodrich. Absent: Huynh.

The following Staff were present: City Attorney Don Diehl; City Attorney Kevin Olson; Deputy City Administrator Ellen Habel; City Engineer Scott Larson; Community Development Director Dave Johnson; Police Chief Shane Kron; Wastewater Superintendent David Clark; Communications Specialist Jon Hines; and City Clerk Thorsten J. Johnson.

Motion by Knudson, seconded by Jones to approve the agenda. Ayes: 4. Absent: 1. Motion Carried.

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

Resident Peter Christakos lives on Lincolnshire Place addressed the City Council during community comments about cut through traffic using Lincolnshire and Pembrokehire to travel between Oakdale Boulevard and Dubuque Street. Christakos stated traffic never changed when Oakdale Boulevard was extended to Dubuque Street and continues to use Lincolnshire and Pembrokehire at high volumes and at excessive speeds. Christakos believes the high volume of traffic is because gps map applications direct traffic of people going from north Coralville to North Liberty through the area. Christakos added that children do play in the area and are endangered by the high volume of traffic. Christakos asked the City to install speed humps, which are more gradual and wider than speed bumps on Lincolnshire and Pembrokehire to discourage cut through traffic and reduce speeding. This will only get worse when the big subdivision to the north is finished in a few years. He also suggested having a three-way stop at the top of the hill and noted a lack of police presence since the area is in the far northeast corner of Coralville. Christakos delivered the Council a petition of 13 Welsh Village Neighbor Association members requesting the speed bumps. City Clerk Thorsten J. Johnson was asked to send copies of the petition to the Council. Foster stated she will have City staff follow up on this.

Resident Karen Cummins of Flintshire View addressed the Council during community comments about Dovetail Pond continuing to fill up with algae and sediment. Cummins provided the Council with two pictures of the pond that were taken today Photo 1 looks to the southwest and Photo 2 looks to the northwest. Cummins voiced these same concerns one year ago. The pond now turns muddy each time it rains because a developer clear cut the Auburn Ridge Subdivision which has exacerbated the erosion issues. Cummins state the pond could have benefited from dredging before this happened and wants to know if there will be any remedial actions and if the developer will be held accountable. Foster stated staff will follow up on this and they are aware of the situation and looking into it. Cummins complimented the Council on the Iowa River Landing Development and thinks it is a real asset for the community. Philip Cummins thought if the Council wants to make Dovetail Pond a destination with the lovely paths on the east and west sides and fishing they are going in the wrong direction because it is becoming an algae pond. Suzanne Soderberg of East Dovetail Drive noted 20 years ago Dovetail Pond was a beautiful blue body of water but soil erosion has caused it to become a cattail haven and the body of water has decreased in size by one third to one half. Soderberg believes the area will be wetlands in a few months with the additional development of Auburn Ridge Subdivision. Soderberg asked how the City expects people to enjoy this body of water and wants to know what the City is going to do about it. Soderberg asked the Council to rehabilitate Dovetail Pond and its environment.

A PORTION OF LOT 3, AUDITOR'S PLAT NO. 20 (802 1ST AVENUE) ~ PUBLIC HEARING

Community Development Director Dave Johnson reported this rezoning will allow for a 1,600 square foot drive-thru coffee shop to replace the current BP gas station at 802 1st Avenue. The restaurant will have a small indoor and outdoor seating areas and the building exterior will be a combination of stone, fiber-cement, engineered wood, glass and metal panes and trim. City staff reviewed the project and found the rezoning to be consistent with the Coralville Community Plan and the proposed PUD-B Site Plan complied with the site development standards set forth in City Code. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the rezoning and PUD-B Site Plan.

Mayor Meghann Foster declared this the time for a public hearing on rezoning of a Portion of Lot 3, Auditor's Plat No. 20 from C-2 to C-PUD 2, and the PUD-B Site Plan. Jon Marnier with MMS Consultants and representing the developer reported they have worked with staff to maintain the access location on the northwest corner of the site and finding a solution acceptable to the adjacent landowner for the southeast portion of the site by wrapping the drive through exit to the northeast to avoid a conflict with traffic entering the southeast corner. They also enhanced the landscaping to the south to provide a buffer for the adjacent property owner. There were no further public or written comments. Foster closed the public hearing.

ORDINANCE NO. 2022-1008 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 a Portion of Lot 3, Auditor's Parcel No. 20, from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Knudson, seconded by Goodrich for 1st consideration. A roll call vote was taken. Motion carried.

LOT 7, FOLSOM'S SUBDIVISION ~ PUBLIC HEARING

Johnson reported this will establish a Master Development Plan for "Gather Iowa." "Gather Iowa" is a 12-acre redevelopment for the Southeast Commercial District Subarea. Subarea plans in the Coralville Community Plan are challenged sites and highly visible areas identified for potential growth which would provide important economic, esthetic and regional benefits if improved upon or redeveloped. The Southeast Commercial District Subarea serves as the premier gateway into Coralville from the University of Iowa. The Community Plan describes the area as auto dependent with dated strip malls and poor site design and an overabundance of curb cuts and surface parking. Redevelopment will require expansive, coordinated planning and design. The key concepts to redeveloping this area are to strengthen connections to the University of Iowa; signage and branding; pedestrian and bicycle connectivity; access management; network enhancements and aesthetic improvements. This will be a mixed-use development that will include retail, restaurant and multifamily uses and will provide 905 parking stalls with 568 of those stalls provided by a parking structure occupying the northwest corner of the plan. The site plan has a more detailed breakdown of the uses and the BKV Group landscape concept vision shows project amenities. Staff finds the proposed PUD-A Site Plan includes and improves upon all key concepts outlined in the Southeast Commercial District Subarea in the Coralville Community Plan and the preliminary plat conforms with the requirements for preparation and filing outlined in the City Code. The Planning & Zoning Commission voted 7-0 to recommend the Council approve the rezoning, preliminary plat and PUD-A Site Plan. Johnson introduced President and CEO Graeme Rael and Director of Development Billy Avila with Rael Development Corporation; Architect Makie Mosley and Landscape Architect and Urban Designer Collin Koonce with BKV Group; and Principal Civic Engineer Nick Hatz with Shive-Hattery, Inc. Hatz is the only local here on the design team and everyone else is from Texas

Foster declared this the time for a public hearing on rezoning of part of Lot 7, Folsom's Subdivision from C-2 and I-2 to C-PUD 1, and the PUD-A Site Plan. Rael explained Rael Development Corporation is based out of Dallas, Texas and has officed in California. Rael stated they feel this is a very special site and they have taken time to really understand what makes it, the community and neighborhood special and how it interacts with the bike trail and the visibility. They plan to create a destination with a neighborhood within a neighborhood that is eclectic with different building types and heights with a mix of retail and restaurants. They didn't want one big monolithic project for the site and they wanted a place you will want to visit and stay a while. The development will have small retail spaces and restaurant pads

out near the street and as you go into the development they will have the main leasing, lobby, amenities, and coworking spaces in the interior. Rael appreciated being here. Hatz reported working with Rael Development Corporation and BKV Group on this development for a year and a half. Being a local, Hatz remembers cutting through this area on his way to school and is really excited to be a part of this project that is an excellent redevelopment that he feels proud of. Hatz offered to answer any questions. Johnson noted this project is 100% in the 100-year flood plain and wholesale redevelopment is what has been needed for this area rather than parcel by parcel. These buildings will be built one foot above the flood plain. There are no building elevations at this time because they will be part of a PUD-B follow up Site Plan application that will be reviewed by staff, the Planning & Zoning Commission and City Council. What they are doing now is establishing the master development plan which includes densities, parking, most of the utility design, grading and a lot of the civil engineering. The building design piece will come later. Hatz added there have always been huge utility engineering and environmental issues that have hampered redeveloping this area and they are continuing to press forward on those. Councilperson Mike Knudson asked if the 1 foot above flood plain above the 2008 Flood level. Johnson responded FEMA establishes the base flood elevation and City Code requires all development to be one foot above the base flood elevation. The base level is not based on any single flood event. Habel added this is lower than the 2008 level but the City has protected above that. The base flood plain is closer to the 100-year flood height than 2008 which is closer to a 500-year level. Olson added in order to participate in the flood insurance program anything built in the flood plain needs to be built one foot above the base flood level. Hatz noted they have been working closely with staff and the hydraulic modeling to make sure their investment is protected. Councilperson Laurie Goodrich stated this is a wonderful project and she has looking forward to it for a long time. Goodrich thanked Rael for choosing Coralville and coming all the way from Texas. Koonce reported how the landscape design is rooted in the neighborhood and responds to the context of the three trails and access points to the City, surrounding areas and the University. This led to the retail plazas to be upfront and added the front door of the project. Koonce noted this is activated in a number of ways and one strategy is to create a series of outdoor rooms to help people feel comfortable if they are in a large or small group and they invite people to stay even if they are not part of the community. Mosley is honored to be working on this project and agreed the design teams focus for the project was to create a safe comfortable space that is inviting and revitalizing. Mosley is excited about the project and seeing it to the finish line. There were no further public or written comments. Foster closed the public hearing.

After the ordinance was read, Foster asked what areas were excluded from the development. Johnson responded the development does not include bank, Walgreens, the Iowa Land Lodge or the salvage yard. Even though Foster is excited about the project but she is concerned with unit affordability and displacing everyone who are there. Foster is concerned with how they are communicating with residents who live in this lower socioeconomic area. Johnson assumes the landlord will communicate to his clients what the future of the property might be. Johnson stated he cannot speak to the demographics and specific income levels of the area but there are currently 34 rental permits and a majority are held by one landlord. Johnson believes 34 residents can be easily accommodated with affordable opportunities elsewhere in the community. Councilperson Mitch Gross asked if a majority of those 34 units will be removed at some point. Johnson responded they will. Gross expressed concerns if the timeline will give those residents enough notice to find another place to live. Johnson didn't know how much time for notice the leases require. Foster wants to make sure there is a plan for communicating with residents as they move forward even if it is up to the landlord. Foster knows about the cost of construction and housing which makes affordability a concern especially in this area. Habel reported they met with Rael this morning and looked at opportunities for low-income housing credits and they will continue to look at this and work through some of the issues they have found. Knudson noted they had a discussion about affordable housing in this area and how being in a flood plain makes it difficult competing for those opportunities. Knudson will continue to support efforts to help the residents find affordable housing but he believes in supply and demand and even though they are eliminating 34 units they are adding about 300 units which will add to supply and help keep the overall costs of units down in the whole area even if they will be newer and more expensive. Habel thanked Rael and his team especially with all the challenges with developing this area. Habel added others have tried and Rael and his team have gotten further than all of the others and they appreciate the fact they realize the potential and opportunity here and they look forward to continuing

to work with them. Habel stated they have been very good to work with. Foster has agreed this has certainly been an accomplishment.

ORDINANCE NO. 2022-1009 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 part of Lot 7, Folsom's Subdivision, from C-2, Arterial Commercial District and I-2 Light Industrial District, to C-PUD 1, Commercial Planned Unit Development One District, was introduced by Jones, seconded by Gross for 1st consideration. A roll call vote was taken. Motion carried.

After the motion was approved, Habel thanked Rael and his team especially with all the challenges they know about with developing this area. Habel added others have tried and Rael and his team have gotten further than all of the others and they appreciate the fact they realize the potential and opportunity here and they look forward to continuing to work with them. Habel stated they have been very good to work with. Foster agreed this has certainly been an accomplishment.

RESOLUTION NO. 2022-119

Resolution approving the Preliminary Plat for part of Lot 7, Folsom's Subdivision, Coralville, Iowa, was introduced by Gross, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

ZONING CODE AMENDMENT ~ PUBLIC HEARING

Johnson proposed removing the R-0, Estate Residential District because they do not have any of these currently in Coralville and they don't anticipate having any. This is for large estates and if someone wanted this type of development it can be done through R-1 zoning. The second item makes changes to comply with State Code which prohibits cities from regulating "no-impact home based businesses." Some of the businesses are home child care and any business that does not generate excess traffic and isn't visible from adjacent properties. Another item has been in effect since April of this year. Cities are prohibited from regulating consumer fireworks sales in commercial and industrial districts. We prohibited them in commercial districts prior to this and now we are only allowed to prohibit them from residential districts. Johnson proposed adding more detailed and comprehensive design guidelines for new commercial and industrial buildings and additions as developers, planners, architects and engineers are looking for more direction on what the City is looking for in new construction and additions. This will include any residential buildings with 12 or more units. The City is being more specific in terms of the percentage of masonry, glass and how the building orients to the street. It will address breaking up the façade on larger buildings into smaller components. Some of this was borrowed from the West Land Use guidelines and other cities Johnson researched. They are proposing changes to address the parking of RV's and boats. They researched what Iowa City, North Liberty, West Des Moines and other cities in Iowa are doing. Typically, RVs and boats are allowed on properties but they are restricted to side and back yards and we took it one step further requiring they be on paved surfaces. The sixth item allows accessory structures in rear and side yards which is fairly standard in most communities. They are requiring accessory structures be set back ten feet from the front façade of the home. The setback on side yards will increase from three feet to six feet to allow access for maintenance of the structures. The last item is a proposal for administrative amendments for front yard setbacks. This is needed especially in older neighborhoods if someone wants to build a new home on a lot in downtown Coralville. Staff will now take the average of the two homes to the east and west to administratively set the setback without the homeowner going through a formal variance process. This amendment will help facilitate infill investment in older neighborhoods where lots made in the 1920s have never conformed with today's standards. These amendments are on items the City Attorney and Johnson have been going over for years and maybe in a couple of more years they will have more changes for the Council to go over as they keep reviewing the Code. The Planning & Zoning Commission voted 7-0 to recommend the Council make these proposed changes to Chapter 165, Coralville Zoning Code.

Foster declared this the time for a public hearing on proposed changes to Chapter 165, Coralville Zoning Code. There were no public or written comments. Foster closed the public hearing.

After the ordinance was read, Foster asked if someone has a boat or RV in their main driveway can they keep it there or do they need a pad in their side or back yard. Johnson responded they can keep their boat or RV on the driveway for 72 hours to perform basic maintenance, cleaning, loading and unloading. Anything more than that is considered storage that has to be in the side or back yard. Foster asked if they can't go through the side yard will they need to find somewhere else to store the RV or boat. Johnson responded yes and noted there are properties where storage will not be an option. Councilperson Keith Jones clarified if a person does store the RV or boat in the back yard, they have to have a paved connection to the driveway. Johnson responded yes and in some cases the property will not allow this so the RV or boat could not be store there. The paved way is necessary to prevent ruts and the deterioration of lawns. City Attorney Kevin Olson added you do not get an extra driveway cut but have to use the existing one and go around. Olson noted there have been some issues with RVs so large they take up the whole yard and create traffic siting issues, which is something the City does not want. Foster recalled earlier discussions about screening trailers and RVs but the wider driveway is a good compromise. Foster acknowledged the fireworks situation is controversial and they hear about it every 4th of July. Foster wanted everyone to know they have tried multiple times to regulate where the tents go up and fireworks are sold and every time the legislature has preempted their authority on it. Johnson stated even though there isn't much that can be done about the sale of fireworks in commercial and industrial areas City's can still ban their use in town, which is what Coralville does. Knudson thanked Johnson and Olson for all the work they did on this and he thinks it will make things easier for some of their citizens. Jones asked about how roofs were addressed in the commercial design standards because he doesn't see them in these changes. Johnson omitted the roof section because a lot of the time mechanical equipment is placed on the roof with a parapet hiding it from view. This is also where they want this equipment on commercial and larger buildings instead of on the ground. Jones pointed out the Town Center District has its own design standards. Johnson thanked Jones for bringing this up and explained there are three overlay districts and they are Oakdale Boulevard, the Town Center District and the West Land Use Area. Their design standards supersede this.

ORDINANCE NO. 2022-1010 An ordinance amending the Code of Ordinances of the City of Coralville (2011), as previously amended, making changes to Chapter 165, the Coralville Zoning Code, was introduced by Goodrich, seconded by Knudson for 1st consideration. A roll call vote was taken. Motion carried.

LOT 7, CORAL RIDGE COMMERCE PARK – PHASE SEVEN

ORDINANCE NO. 2022-1006 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 7, Coral Ridge Commerce Park – Phase Seven, from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Knudson, seconded by Gross for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

RESOLUTION NO. 2022-120

Resolution approving the PUD-B Site Plant for Lot 7, Coral Ridge Commerce Park – Phase Seven, Coralville, Iowa, was introduced by Gross, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

PEDESTRIAN SAFETY ORDINANCE

Ordinance 2022-1007 An Ordinance amending the Coralville Code of Ordinances (2011), as previously amended, regarding pedestrian safety, was introduced by Jones, seconded by Goodrich for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

9TH STREET PAVEMENT REPAIR 2022

City Engineer Scott Larson reported one bid was received on July 19, 2022 from L.L. Pelling Company, Inc. for \$195,953.55. The engineer's estimate was \$138,920.00. The reason for the \$57,033.55 difference is the contractor is in high demand for other projects in the area along with increased oil prices and construction costs. After consulting Streets Superintendent Eric Fisher, staff believes it is appropriate to award the contract and get the street taken care of.

After the resolution was read, Knudson asked why there was only one bid. Larson explained there are not many asphalt contractors in the area that can handle this large of a job. Larson added this is a larger project that will require a lot of staging making it more complicated. There goal is to complete the project this Fall. Knudson asked how long the project will take, Larson responded it should take three to four weeks and requires a lot of milling. This project will place asphalt overlay on 9th Street between 20th Avenue and 21st Avenue.

RESOLUTION NO. 2022-121

Resolution accepting bids and awarding the Contract for 9th Street Pavement Repair 2022, was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2022-122

Resolution approving the Contract and bond documents for 9th Street Pavement Repair 2022, was introduced by Knudson, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

SANITARY CLEANING AND CCTV AGREEMENT

Wastewater Superintendent David Clark reported seven requests for bids went out to contractors and three responded. CIT Sewer Solutions had the low bid of \$150,432.25 a year. The goal is to have 10% of the sewer lines cleaned annually and identify any areas with problems like roots, grease buildup or pipes in bad condition. They hope to do this for the whole system over a ten-year period. Clark recommended accepting the low bid and this will be a five-year agreement.

RESOLUTION NO. 2022-123

Resolution accepting bids and approving a Sewer Cleaning and CCTV Agreement, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

TOBACCO VIOLATIONS

Olson explained every year the Police Department with money from the state takes a minor to every location with a permit to sell cigarettes and have the minor try to buy some. This year two establishments sold cigarettes to the minor. The employee who sold the cigarettes is fined and cited. In this case both employees pled guilty. Then the Attorney General's office will have the City prosecute the business or they will prosecute them. If the City does they get to keep the civil penalty. A few years ago, the legislature changed the rules to allow an affirmative defense once every four years to avoid the civil penalty and first offense if the employee completes the Iowa Pledge Retailer Training Program and supplies proof. Hy-Vee Gas #1 has opted to use the affirmative defense and if there is another offense within 4 years, they will have to take the penalty. Gross asked what the proof looks like. Olson responded the company sent him the certification the employee who was charged completed the course. Knudson asked why this needs a resolution. Olson responded the Council is required to accept these penalties or affirmative defenses and a copy of the resolution is sent to the Attorney General's Office to prove the City prosecuted the violation. Knudson asked what would happen if the Council voted no. Olson responded the Attorney General would not be happy and they would probably prosecute tobacco violations for the City from now on and take the Civil penalty for themselves.

RESOLUTION NO. 2022-124

Resolution accepting the affirmative defense for the tobacco violation at Hy-Vee Gas #1 on January 27, 2022, was introduced by Jones, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2022-125

Resolution accepting payment of \$300.00 Civil Penalty and Acknowledgement/Settlement Agreement from Shag, was introduced by Goodrich, seconded by Knudson. A roll call vote was taken. Resolution declared adopted.

REAP GRANT APPLICATION

After the resolution was read, Habel pointed out the 15% City match should be \$15,000.00 and not the \$20,000.00 as seen in the memo and note. Olson reported they will be removing invasive species from the woods in the Dovetail area and Colony open space. Jones asked where the Colony open space is. Olson responded it is the 60 acres of land west of the Iowa Medical Classification Center that was purchased by the City for a park with REAP and SRF funding. Knudson confirmed this will not help with the Dovetail Pond concerns residents reported during community comments. Olson responded the Dovetail Pond is a totally separate issue and will not be addressed with this project. Habel clarified this will clear the invasive species and replant native species in the woods of the Dovetail Area and the separate Colony open space in west Coralville.

RESOLUTION NO. 2022-126

Resolution approving an Application to the Iowa Department of Natural Resources for grant funding via the Resource Enhancement and Protection ("REAP") Program, was introduced by Knudson, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

JOHNSON COUNTY DIRECT CASH ASSISTANCE PROGRAM

Jones asked if this is a result of Council discussions on distributing the ARPA funds that happened before he joined the Council. Foster responded it was. Foster referenced the recent conversation on excluded workers being given direct cash assistance and wanted people to know the funds mentioned here are the City's contribution to the Johnson County Direct Cash Assistance Program. This agreement basically stated we will give them the money to help pay for excluded Coralville workers and they will manage the program. Gross asked where in the resolution it stated the money goes to Coralville residents. Olson responded the agreement states that. Iowa City had the same clause in their agreement. Habel explained the difference between Iowa City and Coralville is Iowa City's agreement covers Iowa City Residents not picked by the lottery and we allowed ours to be used by Coralville residents who did win the lottery. That is why all of our funds were used. Knudson asked why we had to do this. Habel responded our Auditor and the State Auditor now require agreements for any funding given to another agency. Olson added we used to just budget the money and give it to the organization and now we have to have an agreement. Knudson asked if we need to do this for all the ARPA funding. Olson responded most of those agreements have been done and approved but we hadn't decided on the amount for this assistance when we approved the other agreements. Foster thought it was incredible that Johnson County and the surrounding communities worked together to help some of the people who were excluded from the federal pandemic relief aid even though the program has been criticized.

RESOLUTION NO. 2022-127

Resolution approving an Agreement with Johnson County for the use of City funds in the Direct Cash Assistance Program, was introduced by Gross, seconded by Goodrich. A roll call vote was called. Resolution declared adopted.

UTILITY RESILIENCE PROJECT

After the resolution was read, Knudson thanked Habel for working to get these utilities below ground.

RESOLUTION NO. 2022-128

Resolution authorizing and directing the Mayor to execute and sign that certain Iowa Department of Homeland Security and Emergency Management Subaward Agreement No. HMGP-DR-4483-0015, was introduced by Jones, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

After the resolution was read, Habel reported this entire program was implemented during the pandemic and ECICOG has been a lot of help. Habel believes the City did get the word out and they were able to help three home buyers. There are several more applicants who have had problems finding homes in Coralville that meet their needs and that they qualify for. It has been difficult getting all the pieces aligned. The City asked and the State is not allowing an extension to help those that have not found a home yet but they will allow an extension for the third applicant to close and receive assistance. Habel appreciates everyone's cooperation on this.

RESOLUTION NO. 2022-129

Resolution authorizing a request to amend that certain Community Development Block Grant ("CDBG") Program Contract No. 20-HSB-003, was introduced by Goodrich, seconded by Jones. A roll call vote was taken. Resolution declared adopted.

BOARDS APPOINTMENTS

Motion by Gross to concur with the recommendations of Mayor Meghann Foster for the following appointments: Foster believes these people will serve well on these boards because of their expertise and job experience.

Citizens Community Policing Advisory Board:

Appoint Royce Peterson	820 12 th Avenue	2025
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Library Board of Trustees:

Appoint Lisa Mellecker	907 10 th Avenue	2022
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It was noted terms expire December 31st of the year listed.

Seconded by Goodrich. Motion carried.

After the motion carried, it was noted there were three applicants for each position. Goodrich thanked Royce Peterson for attending the meeting and congratulated him. Gross confessed Lisa Mellecker contacted him earlier to ask if she needed to attend the meeting and he told her no because applicants usually do not show up for the meeting.

MOTION BY JONES TO APPROVE CONSENT CALENDAR items a-v inclusive:

- a) Approve minutes for the July 12, 2022 Coralville City Council Regular Meeting.
- b) Approve Iowa Retail Permit Application of **La Lupita, Inc.** for Cigarette/Tobacco/Nicotine/Vapor: Eff. 07/27/2022 through 06/30/2023.
- c) Approve **New** 5-day Class B Beer Permit with Outdoor Service for **Fry Fest**. Eff. 09/03.
- d) Approve Class C Liquor License with Outdoor Service and Sunday Sales for **Casa Azul**. Eff. 08/14.

- e) Approve Class B Liquor License with Catering Privilege and Sunday Sales for **Hyatt Regency Coralville Hotel & Conference Center**. Eff. 08/18.
- f) Approve payment to **Confluence** for the 5th Street Master Plan (#23946): \$3,441.94.
- g) Approve payment to **Yamaha Motor Finance Corp., U.S.A.** for 60 Golf Cars and 1 YU2AS BEVDLX 7 1 YU2AS Golf Car (#777050): \$48,671.00.
- h) Approve payment of Draw 8 to **Marcus Hotels & Resorts** for the Hyatt Regency Coralville Hotel & Conference Center Improvements Project Invoices: \$36,749.57. (These funds will be reimbursed from the 2022H PIP Loan at West Bank.)
- i) Approve payment of Draw 9 to **Marcus Hotels & Resorts** for the Hyatt Regency Coralville Hotel & Conference Center Improvements Project Invoices: \$52,362.99. (These funds will be reimbursed from the 2022H PIP Loan at West Bank.)
- j) Approve payment to **D & K Products**. for:
 - i) Brown Deer Golf Course supplies (#0540508-IN) \$10,808.00
 - ii) Brown Deer Golf Course supplies (#0537382-IN) \$19,660.85
 - iii) Brown Deer Golf Course supplies (#0537385-IN) \$19,834.00
- k) Approve payment to **HR Green, Inc.** for the Interior Drainage Model Pump Stations 5, 8 & 10 (#153407): \$6,989.50.
- l) Approve payment to **Impact7G** for CRANDIC Flood Mitigation Wetland Monitoring (#26641): \$2,162.88.
- m) Approve payment to **Creative Software Services, Inc.** for Brownfields (#23182): \$236.25.
- n) Approve payment to **Shive-Hattery, Inc.** for 5th Street Improvements (#1219270-8): \$17,414.70.
- o) Approve payment to **Veenstra & Kimm, Inc.** for:
 - i) Central Trunk Sewer – Lower Reach (#2) \$16,678.73
 - ii) Central Trunk Sewer – Upper Reach (#4) \$4,363.93
 - iii) Water Plant Filter Media Replacement (#6) \$886.98
 - iv) Well 15 Improvements (#6) \$3,733.10
 - v) WWTP Biosolids Transfer Pump Replacement (#10) \$2,215.02
- p) Approve payment to **Sustainable Landscape Solutions** for 5th Avenue Storm Sewer (#4122): \$3,397.32.
- q) Approve Pay Application #2 to **Grand Rail Development** for the City share of the Bridgewater Pond Sidewalk: \$15,525.00 (Final).
- r) Approve attendance of Ellen Habel to the ICMA Conference in Columbus, OH from September 18-21, 2022: \$2,750.14.
- s) Approve attendance of Sherri Proud to the NRPA National Conference in Phoenix, AZ from September 18-26, 2022: \$2,515.91.
- t) Approve attendance of Amy Erickson to the NRPA National Conference in Phoenix Arizona from September 18-23, 2022: \$1,569.20.
- u) Approve the April 2022 Treasurer's Report.
- v) Approve Bill List for July 26, 2022.

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

Receipts for the month of April were General: \$6,972,455.03; Road Use: \$503,069.62; Police Grant: \$2,438.66; Employee Benefits: \$1,610,600.71; Iowa River Landing Operation: \$281,068.77; TIF-12th Avenue: \$568,502.79; TIF-Oakdale: \$1,151,221.53; TIF-Mall/Hwy 6: \$3,564,410.92; Debt Service: \$2,324,330.28; Rental Properties: \$16,011.57; Brownfields: \$3,674.44; 1st Avenue Area: \$27,182.51; Trust & Agency: \$36,414.51; Perpetual Care: \$750.00; Water: \$297,910.03; Sewer: \$405,192.85; Parking: \$515,783.43; Solid Waste: \$123,611.33; Transit: \$178,562.30; Storm Water: \$110,020.04. Total receipts for April 2022 were \$18,693,211.32 and of this \$12,937,124.91 were property tax.

Deputy City Administrator Ellen Habel asked City Engineer Scott Larson to give an update on Metronet and ImOn's progress on their fiber to the home projects. Habel noted one reached a milestone. Larson announced Metronet has lit up their first customers this week. Larson did not know the number of customers but expects them to increase on a daily basis as the project progresses. ImOn is close behind

and Larson will have an update after they meet this Friday. There have been meetings with both companies almost monthly to go over where they are at and address any concerns they are hearing from residents. In their next meeting they expect to hear their outlook on the rest of this year and what they intend to accomplish next year. They will meet with Metronet next Wednesday. Metronet has been working north of I-80 both east and west of 12th Avenue and they recently started going north of Holiday Road east of 12th Avenue. Both companies have been working south of I-80 along 12th Avenue with Metronet working to the east and ImOn working west out 10th Street. Things are going well with residents calling occasionally. Most of the calls are where the companies are working and once they explain what an utility easement is and where it is located on the property the residents understand. Even though the utility companies have a right to disturb those easements they have to put everything back in as good or better condition than what it was. Foster has heard from residents who now have Metronet and they are very happy with it. Foster received a call from a resident about ImOn and asked what the best way is for them to get their questions addressed. Larson responded it is most effective to contact the companies directly because they have a request tracking system that is in touch with the crews on the street. There is a news item on the City Website that has contact information for each company or they can call the Engineering Department who will do everything they can to help. Habel encouraged everyone to enjoy the nice July weather and take advantage of the parks, trails and Aquatic Center.

Mayor Meghann Foster reported the Johnson County Fair is happening right now and she has been out there working for her day job. Foster stated it is always a lot of fun being there and meeting people. Today is kid's day. Officer Nichols was there with some members of the Fire Department. Foster encouraged everyone to get out and enjoy the Fair's last day tomorrow. Foster announced Tuesday, August 2nd is "National Night Out" and they have 11 neighborhood parties to attend. Foster asked if people can still register a party. Habel responded they certainly can it is just a matter of them being able to get to everything but they can certainly try. Foster is excited to see the list grow. Police Officers and members of the Fire Departments along with the Council and herself will visit the parties. This is a great way to meet your neighbors. Foster reminded everyone about the 5th Street Social on Saturday, August 13th.

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

Councilperson Mike Knudson reported taking advantage of the City's Soil Restoration Program after receiving a quote from Quality Care. The City pays half the cost to have your yard aerated and covered with compost. This will help the lawn absorb more water.

Councilperson Mitch Gross announced he will be at a work conference and will not be able to attend the next Council Meeting.

Councilperson Keith Jones attended his first Parks & Recreation Commission Meeting and visited the Aquatic Center. Jones was impressed by the facility even though it is beginning to age and needing more maintenance. Jones reported the mechanical rough in for the new Coralville Community Food Pantry has been completed and the drywall has been taped and mudded. The walls are ready to be sprayed. They are planning on opening in the beginning or middle of November.

Councilperson Laurie Goodrich reminded everyone the Friends of the Library Book Sale will be Friday, August 5th from 10:00 AM to 5:00 PM and Saturday, August 6th from 10:00 AM to 3:00 PM in the basement of the Library. Knudson asked if they are still taking donations. Goodrich responded they are always taking donations. Jones added the Book Sale has been making more money since they went from pricing each item to a good will offering.

Motion by Goodrich, seconded by Knudson to adjourn at 8:04 PM. Motion carried.

Meghann Foster, Mayor

Thorsten J. Johnson, City Clerk