

**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 7<sup>th</sup> Street on Tuesday, July 27, 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](http://www.coralville.org/coralvision).

The following Council Members were present: Foster, Gross, Dodds, 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; Finance Director Tony Roetlin; Police Lieutenant Deb Summers; Director of Parking & Transportation Vicky Robrock; Communications Specialist Jon Hines, and City Clerk Thorsten J. Johnson.

Motion by Gross, seconded Goodrich by 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.

There were no citizen comments.

**BONDS ~ PUBLIC HEARING**

Finance Director Tony Roetlin explained items a and b will refinance the 2016B1 and 2016 B2 COPS for the Brown Deer Golf Course in order to pursue interest rate savings.

Mayor John A. Lundell declared this the time for a public hearing on taking action for entering into one or more amendments to a Lease Purchase Agreement in connection with the Brown Deer Golf Course. There were no public or written comments. Lundell closed the public hearing.

**RESOLUTION NO. 2021-134**

Resolution taking additional action to enter into one or more amendments to a Lease Purchase Agreement thereto in connection with the Brown Deer Golf Course setting parameters for sale, approving Purchase Agreements, Official Statements and other related documents, and authorizing conditional call notice, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

Finance Director Tony Roetlin explained D.A. Davidson took steps to get the final pricing to refinance the 2011F COPS for the Coralville Center for the Performing Arts in order to pursue interest rate savings. They will refund \$4.9 million in bonds with \$4.8 million in bonds lowering the amount of debt a little and it lowers the interest rate from 4.5% to 2.5% saving \$275,000.00 in net present value.

**RESOLUTION NO. 2021-135**

Resolution authorizing the issuance of Annual Appropriation Urban Renewal Tax Increments Revenue Refunding Bonds, Series 2021F, pledging to the payment thereof funds and portions of taxes (subject to non-appropriation) created pursuant to the authority of Subsection 2 of Section 403.19 pf the Code of Iowa, was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

## **FOREVERGREEN HEIGHTS PHASE 1 ~ PUBLIC HEARING**

City Attorney Kevin Olson gave the Community Development Department Report for Community Development Director Dave Johnson. Olson reported the Council has already approved the PUD-A Site Plan and Rezoning for this subdivision. This is for the Final Plat and building designs for Phase 1 which will have 51 single-family detached residential homes and two-family zero-lot dwellings with 38 units. There lot on the south end property is set aside as park land. Olson noted there were several different building designs included in the packet. Lots 52 to 71 will be zero lot units with each design used no more than seven times so no two houses next to each other will have the same design. For the single-family units, 60% will be ranch style and 40% will be two story units. Some lots will have three car garages. The developer did a good job responding to the City's request that the subdivision not look like a cookie cutter neighborhood. The Planning & Zoning Commission voted 6-0 to recommend the Council approve the PUD-B Site Plan and Final Plat for Forevergreen Heights Phase 1.

Lundell declared this the time for a public hearing on the PUD-B Site Plan and Final Plat for Forevergreen Heights Phase 1. Caleb Smith from McClure who is representing the developer on this project stated they are excited to get this project started. They have been working with City staff to provide significant variations in elevations, colors and design to create diversity and character in this development. Smith reminded the Council there are five outlots that they hope to provide plans for this winter with some new design options not currently available. Smith noted representatives from D.R. Horton are present to answer questions. There were no further public or written comments. Lundell closed the public hearing.

After the resolution was read, Councilperson Meghann Foster appreciated the different floor plans and designs to be distributed throughout the development and addressing public concerns the area would not be very diverse. Foster asked about the plans for the park area. Olson responded part of the development deal is the developer will do some preliminary grading work for the City and they have also let the City move one of their emergency service sirens onto the property in time for storm season. Director of Parks & Recreation Sherri Proud will come back to the Council with a park plan at a later date. Deputy City Administrator Ellen Habel added the Parks & Recreation Department did do a study on the potential for a City park in the area. Councilperson Mitch Gross asked about the price point and providing affordable housing in the subdivision. Smith stated pricing is tough with changing material prices right now but the zero lot units will start at \$265,000.00 to \$285,000.00. Materials would have been \$20,000.00 less in January. Lundell asked about the timeline. Smith responded they are hammering out the last details on paving and intersections with staff and hope to be done with infrastructure this fall and have houses started this year with some for sale early next year. Councilperson Laurie Goodrich asked where else does D.R. Horton have developments. Smith said they are building all over Iowa right now in Des Moines and Ankeny and they are going over well. They have 21 lots with seven houses close to completion by the golf course in West Branch. Jeff Sagan with ATI Group a realty estate brokerage and land development group out of Ankeny representing D.A. Horton stated he works with them in every metro suburban community in the Des Moines area. They are working on projects in West Branch, Tiffin, Hiawatha and they are looking into Cedar Rapids. This year there have built and sold about 400 houses in the Iowa division. Next year they anticipate selling 800 houses with several coming on-line in eastern Iowa which is taking a little longer because they are working with raw land. Homebuyers are able to work with Home Sellers on different options that are available. Presales are difficult now with the volatility in the materials market so they are not selling until the home is built to the drywall stage right now, which is when they know the building costs.

### **RESOLUTION NO. 2021-136**

Resolution approving the PUD B Site Plan and Final Plat for Forevergreen Heights Phase 1, Coralville, Iowa, was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

## **RESOLUTION NO. 2021-137**

Resolution approving the Final Plat for Forevergreen Heights Phase 1, Coralville, Iowa, was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

### **LOT 1, LANTERN PARK PLAZA THIRD ADDITION ~ PUBLIC HEARING**

Olson reported this is for a Hy-Vee Aisles Online pick-up kiosk in the parking lot. This will be a more permanent structure on the lots than what was used during the pandemic. Since this will be a second structure on the lot the zoning needs to change to a PUD. The structure will be straight out from the pharmacy area in the main store. Hy-Vee has been working with the Engineering Department on the preexisting traffic circulation issues in the parking lot. City Engineer Scott Larson described the new traffic flow pattern for the Kiosk, gas station and parking lot and the changes of some medians and traffic aisles to help with traffic flow. Olson added the Kiosk will take away 38 parking spaces so the development agreement with Hy-Vee will no longer allow tent sales or a garden center in the parking lot. The Planning & Zoning Commission voted 6-0 to recommend the Council approve the rezoning from C-2 to C-PUD-2 and PUD-B Site Plan for Lot 1, Lantern Park Plaza Third Addition.

Lundell declared this the time for a public hearing on rezoning of Lot 1, Lantern Park Plaza Third Addition, from C-2 to C-PUD 2, and the PUD-B Site Plan. Rachel Harris with LT Leon Associates a civil engineering firm representing Hy-Vee stated she is fully involved with this project and is happy to answer any questions the Council has. There were no further public or written comments. Lundell closed the public hearing.

After the ordinance was read, Foster asked what the timeline is. Harris responded construction will begin upon approval and be completed in a couple of months. They do not expect to impact the store much with the short timeline. Councilperson Jill Dodds asked if the traffic flow works well with the new kiosks. Harris responded the store in Urbandale has one in full use and is very happy with it. Dodds wondered if the second and third reading could be collapsed. Olson responded the second and third readings could happen next meeting which will give him time to have the Development Agreement.

**ORDINANCE NO. 2021-1011** 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 1, Lantern Park Plaza Third Addition, from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Foster, seconded by Gross for 1<sup>st</sup> consideration. A roll call vote was taken. Motion carried.

### **PART OF LOT 7, FOLSOM'S SUBDIVISION**

**ORDINANCE NO. 2021-1010** 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 Gross, seconded by Foster for 3<sup>rd</sup> and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

### **CORALVILLE TOWN CENTER REPAIRS - 2021**

Director of Parking & Transportation Vicky Robrock reported 3 bids were received July 16<sup>th</sup> and the engineer's estimate is \$575,500.00. The low bid came in at \$747,000.00 from Western Specialty Contractors who have worked with the City before. Cy-Con has a bid of \$837,293.00 and Golf's bid is \$1,392,500.00. The low bid was 30% over the engineer's estimate due to the cost of materials and some additional work for shoring that was not originally anticipated. Today they are just reporting on bids and will come back to the August 10, 2021 Council Meeting to have the Council take action on the bids.

### **HEARTLAND DRIVE PAVEMENT REPAIR 2021**

City Engineer Scott Larson reported one bid was received from L.L. Pelling, Inc. for \$123,431.95 and the engineer's estimate is \$125,000.00. Staff is happy with the bid and recommends accepting it. If the Council awards L.L. Pelling, Inc. the contract work will be completed by September 17<sup>th</sup>.

#### **RESOLUTION NO. 2021-138**

Resolution accepting bids and awarding the Construction Contract for the Heartland Drive HMA Overlay 2021, was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

#### **RESOLUTION NO. 2021-139**

Resolution approving the Contract and bond documents for the Heartland Drive Pavement Repair 2021, was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

### **IOWA RIVER LANDING IMPROVEMENTS 2020 – E. 2<sup>ND</sup> AVENUE**

Motion by Gross, seconded by Goodrich to approve Pay Estimate #11 (Final) to **Portzen Construction, Inc.** for the Iowa River Landing Improvements 2020 – E. 2<sup>nd</sup> Avenue: \$2,547.20. Motion carried. It was noted the retainage due in 30 days is \$11,209.26.

#### **RESOLUTION NO. 2021-140**

Resolution accepting the Iowa River Landing Improvements 2020 – E. 2<sup>nd</sup> Avenue as completed, was introduced by Foster, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

### **12<sup>TH</sup> AVENUE ASH TREE REPLACEMENT AND STREETScape REHABILITATION**

Motion by Dodds, seconded by Goodrich to approve Pay Application #4 to **Jon Harding, Inc.** for the 12<sup>th</sup> Avenue Ash Tree Replacement and Streetscape Rehabilitation: \$16,910.02. Motion carried. It was noted the retainage due in 30 days is \$5,347.48.

After the resolution was read, Goodrich congratulated the Parks & Recreation Department and Director Sherri Proud stating 12<sup>th</sup> Avenue looks beautiful and has a nice variety of trees.

#### **RESOLUTION NO. 2021-141**

Resolution accepting the 12<sup>th</sup> Avenue Ash Tree Replacement and Streetscape Rehabilitation as completed, was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

### **5<sup>TH</sup> STREET SOCIAL**

#### **RESOLUTION NO. 2021-142**

Resolution allowing use of Public Right-of-Way for the 2021 5<sup>th</sup> Street Social, was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

## EASEMENT AGREEMENT

### RESOLUTION NO. 2021-143

Resolution approving an Easement Agreement with MidAmerican Energy Company, was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

## FIRST AMENDMENT TO PARKING AGREEMENT

### RESOLUTION NO. 2021-144

Resolution approving a First Amendment to Parking Agreement with Watts Group IRL 3, LLC, was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the July 13, 2021 Coralville City Council Regular Meeting.
- b) Approve **new** Class B Beer Permit with Outdoor Service for the **Coralville Parks and Recreation**: Eff. 08/10. (5<sup>th</sup> Street Social).
- 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 payment to **Impact7G** for the for Clear Creek Mitigation Bank (#21784): \$26,333.00.
- f) 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 (#135285): \$2,275.02.
- g) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **Wagner Construction Services** for Anthropologie Landlord Improvements (#4): \$154,014.00.
- h) Approve payment to **Electric Pump, Inc.** for:
  - a) WWTP Pump Repairs (#0892498-IN) \$13,646.58
  - b) 3<sup>rd</sup> Avenue Lift Station Pump Repairs (#082495-IN) \$16,001.77
- i) Approve payment to **CivicPlus** for the annual SSL Certificates and fees for the City, CCPA and Brown Deer websites (#212709): \$17,810.09.
- j) Approve payment to **Maxson Masonry, LLC** for Veteran's Memorial Phase I construction (#1841): \$44,000.00. (This is a reserve purchase.)
- k) Approve payment to **Creative Software Services, Inc.** for City Networking Equipment (#TT\_3461): \$23,908.00.
- l) Approve payment to **Hydro-Klean, LLC** to clean and televise sewer lines (#074674): \$25,454.25.
- m) Approve payment to the **U.S. Geological Survey** for the annual bill of support, operation and maintenance of six streamgaging stations and one raingage in the metropolitan area (#90910955): \$11,110.00.
- n) Approve payment to **Black and Yellow Sealing and Striping, Inc.** for IRL E. 2<sup>nd</sup> Avenue (#000587): \$1,280.00.
- o) Approve payment to **HR Green, Inc.** for I-80/1<sup>st</sup> Avenue Interchange - Final Design Phase 1 (#145046): \$434.25.
- p) Accept quotes and award to **Advanced Electrical** for the West and North Ramp Emergency Lighting Inverters Replacement Project: Not to exceed \$87,800.00.
- q) Approve Lease Agreement for September 24, 2021 with Shelter House at former Johnson County Historical Society Museum.
- r) Approve the January 2021, February 2021 and March 2021 Treasurer's Reports.
- s) Approve Bill List for July 27, 2021.

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

Receipts for the month of January were General: \$1,337,968.35; Road Use: \$310,849.80; Police Grant: \$78.89; Employee Benefits: \$36,215.90; Iowa River Landing Operation: \$219,374.76; TIF-12<sup>th</sup> Avenue: \$16,982.68; TIF-Oakdale: \$59,761.38; TIF-Mall/Hwy 6: \$41,544.53; Debt Service: \$32,813.70; Rental Properties: \$16,011.57; Iowa River Landing: \$164.55; Brownfields: \$14,102.36; Coral Ridge Avenue: \$314,792.20; Park or Rec Improvements: \$7,625.00; Trail Improvements: \$13,042.67; Trust & Agency: \$2,897.28; Perpetual Care: \$50.00; Water: \$241,827.39; Sewer: \$421,385.47; Parking: \$482,910.56; Solid Waste: \$115,728.80; Transit: \$190,3087.45; Storm Water: \$67,631.07; Hotel: \$14,144.93. Total receipts for January 2021 were \$3,963,882.51 and of this \$280,07.24 were property tax.

Receipts for the month of February were General: \$1,036,840.24; Road Use: \$341,935.35; Employee Benefits: \$22,979.41; Iowa River Landing Operation: \$170,623.50; TIF-12<sup>th</sup> Avenue: \$7,525.15; TIF-Oakdale: \$55.83; TIF Mall/Hwy 6: \$1,072,689.91; Debt Service: \$17,181.67; Rental Properties: \$16,011.57; Street Improvements: \$1,122.95; Iowa River Landing: 148.49; Brownfields: \$430.70; Wastewater Improvements: \$57,513.95; Trust & Agency: \$2,189.98; Water: \$229,461.99; Sewer: \$445,493.50; Parking: \$258,882.93; Solid Waste: \$136,215.92; Transit: \$105,894.08; Storm Water: \$54,106.99; Hotel: \$332,950.47. Total receipts for February 2021 were \$4,310,254.58 and of this \$121,072.35 were property tax.

Receipts for the month of March were General: \$2,619,869.73; Road Use: \$162,477.38; Employee Benefits: \$117,197.03; Iowa River Landing Operation: \$366,783.27; TIF-12<sup>th</sup> Avenue: \$68,067.38; TIF-Oakdale: \$83,353.50; TIF-Mall/Hwy 6: \$205,832.94; Debt Service: \$192,403.55; Rental Properties: \$13,477.14; Street Improvements: \$798.87; Iowa River Landing: \$423,041.35; Brownfields: \$12,166.19; 1<sup>st</sup> Avenue Area: \$50,290.00; Flood Mitigation: \$139,240.15; Trust & Agency: \$8,711.60; Perpetual Care: \$550.00; Water: \$244,916.79; Sewer: \$441,538.67; Parking: \$769,542.17; Solid Waste: \$122,367.39; Transit: \$168,146.62; Storm Water: \$142,105.79; Hotel: \$360,332.12. Total receipts for March 2021 were \$6,713,209.63 and of this \$915,085.86 were property tax.

Deputy City Administrator Ellen Habel reported Tuesday, August 3<sup>rd</sup> is National Night Out and Coralville residents can register their block party on [www.coralville.org/663/National-Night-Out](http://www.coralville.org/663/National-Night-Out). Habel reported it will be very hot the next couple of days and some places people can cool off are the Coralville Public Library, the Recreation Center and the Aquatic Center. Habel asked residents to check on their neighbors and friends who may be vulnerable. Habel announced there are still a couple of spots left on the Homebuyers Assistance Program where those who qualify can receive \$24,999.00 to assist with buying a home by using it for a down payment or closing costs. You have to have an income of 80% of the area's median income and for a family of four that is \$79,750.00 which varies by the size of your family. There is more information on the City website.

Mayor John A. Lundell reported today there was a press conference announcing the new head coach for the hockey team at the Arena. His name is Gerry Fleming and he was recently a head hockey coach in Germany, is originally from the Montreal area and has played at all levels of hockey. Lundell stated Fleming was impressed with the area and facility and possesses the qualities they are looking for which includes a lot of experience and prioritizing the team being good citizens and representatives of Coralville. Lundell looks forward to working with him. Lundell looks forward to the 5<sup>th</sup> Street Social on Saturday, August 14<sup>th</sup> and will not be at the next meeting.

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

Councilperson Mitch Gross asked Habel to have staff cut back the hedges at Oakdale Boulevard and 12<sup>th</sup> Avenue and Oakdale Boulevard and Oakdale Road. Gross reported two weeks ago at the School Board Meeting a person approached the Board and after criticizing them flashed a white supremacy symbol. Two Board Members are people of color and he is glad a lot of people will be attending tonight's Board Meeting to show their support for the Board. Gross asked the Council to support them as well.

Councilperson Meghann Foster congratulated the Fire Department on winning the Battle of the Badges Blood Drive this year. Foster noted she alternates which department she supports every year and this year just happened to be the Fire Department. Foster added even though this is a fun competition it is

important to donate blood if you are able to. Foster noted the Johnson County Fair is in full swing and ends tomorrow. Foster saw the Coralville Police and Fire Departments there for Kids Day and she encouraged everyone to go. Foster asked what the Pool hours are since they are limited because of the lack of lifeguards. It is open 10:30 AM to 1:00 PM and 4:30 PM to 7:00 PM to the public; and 1:30 PM to 4:00 PM for reservations, groups and pool pass holders. It will not be open at 4:30 PM to 7:00 PM on Thursday and Friday. Foster encouraged people to get vaccinated if they are able as there is a spike in cases. Foster noted the CDC guidance also changed today. Councilperson Jill Dodds added her day care is trying to determine when and if they will go back to following COVID-19 protocols. Foster asked everyone to do their part so they can keep gathering and going out.

Councilperson Jill Dodds raised concerns about Governor Reynold's signing the "Back the Blue" bill and how it requires people to pull over for unmarked police vehicles and plain clothes officers or face charges of eluding. Dodds feels this could be dangerous for both citizens and officers and wanted to know how Coralville can protect its residents and officers in the face of this new law. Dodds asked if the Council can discuss this in a Work Session. Dodds encouraged everyone to get vaccinated and wear a mask.

Councilperson Laurie Goodrich looks forward to National Night Out on August 3<sup>rd</sup>. This is when the Council, Police Department and Fire Department go out and visit with neighbors.

Motion by Gross, seconded by Goodrich to adjourn at 7:19 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk