

**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, September 28, 2021 with Mayor Pro-tem Mitch Gross 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: Foster, Gross, Huynh, Dodds, Goodrich.

The following Staff were present: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Deputy City Administrator Ellen Habel; City Engineer Scott Larson; Community Development Director Dave Johnson; Finance Director Tony Roetlin; Police Chief Shane Kron; Human Resource/Risk Manager Mike Funke; Production Assistant Annabel Hendrickson; Production Assistant Matt Palmer, and City Clerk Thorsten J. Johnson.

Motion by Goodrich, seconded by Huynh to approve the agenda. Ayes: 5. Motion Carried.

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

Mayor Pro-tem Mitch Gross proclaimed October 2, 2021 as “Ostomy Awareness Day – Ostomies are Life-Savers” and Gina Carlile accepted the proclamation and thanked the Mayor Pro-tem and Council for recognizing ostomies. Carlile noted even though she is younger an ostomy changed her life for the better and it isn’t something only older folks need.

Gross proclaimed October 2021 as “Careers in Construction Month” and Michael Moore with the Greater Iowa City Area Home Builders Association (HBA) accepted the proclamation and thanked the Mayor Pro-tem and Council for partnering with the HBA. Moore reported construction workers were deemed essential, and able to keep working during the pandemic. The construction industry had seen a decline in the workforce since before the pandemic and is short 300,000 workers nationally. The HBA is reaching out to the next generation at the junior high, high school and college levels to inform them of opportunities available in the construction industry. Gross noted West High School is having a career and college night soon and he will be contacting Moore to come and let the students know about those job opportunities.

Gross proclaimed October 2021 as “Domestic Violence Awareness Month” and Director of Community Development Alta Peters with the Domestic Violence Intervention Program accepted the proclamation and thanked the Mayor Pro-tem and Council for supporting survivors in the community and county. Peters reported this has been a dramatic and challenging year where they have had to change the way they problem solve and saw an increased need for their services as people were isolated with their abusers. Over the last year they served 189 individuals in Coralville and 1,519 individuals in Johnson County which is double from the previous year. They served over 2,000 individuals in their eight-county service region. Funding support keeps their advocates on the street and providing safety, planning, creating solutions and finding resources so funding from Coralville and other municipalities is vital to the work they do. Peters shared some positive numbers; one is 71% of the individuals they serve were permanently housed and 96% felt safer because of the work of their advocates. Goodrich thanked Peters for the information she handed out to the Council. Peters credited Councilperson Meghann Foster who works for them. Peters announced their largest in-kind donation drives at all area Hy-Vees and Fairways is October 23rd from 9:30 AM to 1:30 PM. It provides resources and food for survivors for 9 months. Peters added there is a link on the handout or people can visit their website to volunteer.

There were no citizen comments.

REDHAWK SUBDIVISION, PART THREE

Community Development Director Dave Johnson reported this will plat Outlot A which the developer is planning to sell. City staff has reviewed the plats and they conform to the requirements for preparation and filing as outlined in City Code. The Planning & Zoning Commission voted 6-0 to recommend the Council approve the Preliminary and Final Plats for Redhawk Subdivision, Part Three.

RESOLUTION NO. 2021-158

Resolution approving the Preliminary Plat for Redhawk Subdivision, Part Three, Coralville, Iowa, was introduced by Foster, seconded by Huynh. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2021-159

Resolution approving the Final Plat for Redhawk Subdivision, Part Three, Coralville, Iowa, was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

HOUSING CODES AMENDMENT

After the ordinance was read, Councilperson Laurie Goodrich asked about short-term rental properties no longer having to be owner-occupied or have the owner present during rentals. Johnson and Olson explained the State legislature passed a bill at the last minute that disallows the City's requirements for home owners. It also allows any unit in a residential district to be a short-term rental and eliminates fees for short-term rentals unless you charge someone else the same fee. The City will now require anyone who has a rental property including Airbnb's to get a rental permit. Airbnb's still have to collect hotel/motel taxes. Councilperson Jill Dodds clarified that out of town or state people can now own short-term rentals. City Attorney Kevin Olson responded yes, but the City requires a local representative if the owner lives so many miles outside of the City limits. This is to prevent absentee landlords and will now apply to short-term rentals. Goodrich asked if there was anyway to make sure Airbnb's don't become a neighborhood nuisance. Olson responded no since the State has taken away local control. Dodds asked about giving 4 years before requiring an inspection if the owner passes their initial inspection. Johnson explained in response to a high percentage of owners not passing their initial inspection, not showing up for the inspection or not being prepared staff wished to have an incentive for responsible owners as well as a reinspection fee for less responsible property owners. Owners who pass their initial inspection will get an extra year between inspections. This will not prevent the City from inspecting properties if they receive complaints and it will free up staff time for working with less responsible property managers. Councilperson Meghann Foster asked if three-to-four-year inspections are frequent enough to make sure rentals are well maintained. Johnson responded yes because it will not prevent them from responding to property complaints from neighbors or tenants. Foster asked if multi-generational households that rent out space to older parents or children are required to have rental permits. Johnson responded those properties are considered one-family units that don't require a permit. Dodds asked how long property owners are given to get their rental permit and what the penalties were for no shows and being unprepared for inspections. Johnson replied they tried to reschedule inspections for no shows and those unprepared within two weeks. Permit applications are due by January 1st of each year but there is a 30-day grace period for late applications before determining code enforcement options. The initial inspection and the first reinspection to correct items found in the first inspection are free. The Council will determine the reinspection fee by resolution if this ordinance is adopted. This ordinance is not meant to be punitive but to provide incentives to comply. Olson added it doesn't establish a firm timeline for inspections, because situations that affect health and safety like a broken heating unit or water heater require an immediate response. Olson noted if a unit is in bad enough shape, they will order the unit vacated and the landlord will be required to relocate the tenant until the issue is resolved. The City will be involved in approving relocations. Normally they relocate to a hotel. City Administrator Kelly Hayworth noted if a person owns a condo or home with a Home Owner's Association (HOA), they will need to check their covenants to see if Air BNBs are allowed. The City will not enforce covenants as that is up to the HOA. Olson commented that rentals are subject to the three-strike ordinance that can evict tenants if they violate City Codes, but the problem with short-term rentals is they change tenants regularly. Olson thought it was unfortunate the State made these changes because the old ordinance was working pretty well with few reported problems. Johnson thanked the Council for their support.

ORDINANCE NO. 2021-1012 An ordinance amending Chapter 145 of the City of Coralville regarding the Housing Code, was introduced by Huynh, seconded by Foster for 1st consideration. A roll call vote was taken. Motion carried.

IRL PARKVIEW PHASE 1

RESOLUTION NO. 2021-160

Resolution accepting Public Improvements constructed on IRL Parkview Phase 1, Coralville, Iowa, was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

WELLMARK BLUE CROSS/BLUE SHIELD

Human Resource/Risk Manager Mike Funke reported the City received a quote for a 14.2% increase to its current premiums for calendar year 2022 from Wellmark Blue Cross/Blue Shield. Most of this increase is because of the City's large claims. In the past the City hasn't had a rate increase over 5% for a very long time. Wellmark expects the City to exceed a 100% of our premium for claims paid. Large claims are \$75,000.00 or above. The increase in the number of claims under \$75,000.00 is also a factor in this increase, so more people are using their insurance which is good. Wellmark's book of business is 8-9% for businesses in the 88% loss ratio and Coralville is in the 100-101% loss ratio. Most of the increase has been for mental health services and not COVID. This increase is covered by the budgeted amount and is a great and worthwhile investment in the City's workforce and their families. Gross asked Funke to explain how the City handles premiums for employees and their families. Funke responded the City offers all regular and part-time employees a single person policy with no fee and they can add family coverage, for \$35.00 per month. Dodds thinks this is the only place in the country to offer it that low and we do it because we appreciate our quality staff. Funke added this is a huge retention factor.

RESOLUTION NO. 2021-161

Resolution approving the quotation of Wellmark Blue Cross/Blue Shield to provide health insurance coverage for City Employees, was introduced by Goodrich, seconded by Dodds. 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 September 14, 2021 Coralville City Council Regular Meeting.
- b) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Monica's**: Eff. 10/21.
- c) Approve **new** Class C Liquor License with Outdoor Service and Sunday Sales for **Pat & Franny's, LLC**: Eff. 10/26.
- d) Approve payment to **Bunkers at Brown Deer Golf Club, LLC** for their share of sales from:
 - i) August 18-31, 2021 \$28,661.93
 - ii) September 1-15, 2021 \$27,029.45
- e) Approve payment of Iowa River Landing Invoice as approved by Watts Group to **I & S Group, Inc.** for Anthropologie Landlord Improvements (#75108): \$1,074.43.
- f) Approve payment to **CHMWarnick, LLC** for consulting fees due upon approval of all necessary agreements for the continued operation of the Coralville & Conference Center: \$75,000.00.
- g) Approve payment to **Tannery Creek Systems Inc.** for autoChalk System Annual Maintenance Plan (#2021-064): \$13,200.00.
- h) Approve payment to **LL Pelling Co.** for HMA patching and chip seal on 340th Street (#25492): \$13,699.45. (The IDOT will reimburse Coralville for repairs.)
- i) Approve payment to **Stevens Erosion Control** for IRL Parking Lot 2021 (#10676): \$3,563.60.

- j) Approve payment to **Shive-Hattery, Inc.** for IRL Parking Lot 2021 (#1205980-3): \$3,657.54.
- k) Approve payment to **EOR, Inc.** for Central Park – Biscuit Creek (#01147-0008-2): \$344.50.
- l) Approve payment to **HR Green, Inc.** for 1st Avenue & I-80 Interchange Preliminary Design (#145953): \$37,284.42.
- m) Approve payment to **Terracon Consultants, Inc.** for Brownfields Program (#TF65493): \$120.00.
- n) Approve payment to **Shoemaker & Haaland** for:
 - i) James Street Railroad Crossing Study (#021260.00-2) \$7,800.00
 - ii) Colony Property Fens (#018480.00-7) \$1,485.00
- o) Approve payment to **Ferguson Waterworks #2516** for Water Meters & equipment (#0403723): \$32,400.00.
- p) Approve Pay Estimate #1 to **Northway Well & Pump Co.** for Well #10 Re-casing 2021: \$223,630.00.
- q) Accept quotes and award the contract to **Freeman Construction** for the Snow/Ice Removal for Designated On Street Angled Parking: \$10,800.00 for services between October 15, 2021 through April 15, 2022 with the option for renewal for two consecutive one-year terms.
- r) Approve Settlement Agreement with Petersen Holdings, LLC – LACV081030.
- s) Approve Bill List for September 28, 2021.

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

City Administrator Kelly Hayworth asked City Engineer Scott Larson to report on road projects. Larson reported the westbound I-80 southbound Hwy 218 ramp is closing for the next two years and that traffic will be detoured to the Tiffin's, Ireland Avenue exit and routed back to the new eastbound I-80 southbound Hwy 218 exit. This will add an additional 5 minutes in travel time. Dodds confirmed local traffic can avoid the closure by taking Camp Cardinal Boulevard to the Melrose Avenue and Hwy 218 Interchange to head south. Larson added this affects drive through traffic more than local traffic. Ultimate completion of the I-80/I-380 Interchange project is on track for 2025. Larson announced the Deer Creek Road Railroad crossing across from Lowes leading to Creekside Ball Park, Creekside Flow Trails and the Altmaier Family Park will be closed to replace the crossing's concrete panels which have deteriorated rapidly over the summer. The road will be closed starting Monday until Friday afternoon or evening. Another project starts Monday and will close Heartland Drive between Jones Boulevard and Commerce Drive but the Heartland and Commerce Drive intersection will remain open. They will remove the old asphalt for an asphalt overlay with full depth concrete patching. The road will reopen Friday evening or Saturday morning. An inspection of the Holiday Road bridge immediately east of the 12th Avenue mini-roundabout will start Thursday, October 7th at 8:30 AM until 1:30 PM and close westbound Holiday Road at the mini-roundabout. The eastbound lane will remain open at all times. There will be detour message boards on 1st Avenue near Russell Slade Boulevard and near Oakdale Boulevard detouring traffic to Oakdale Boulevard. There will be another detour at Oak Lake Park Road, Red Oak Drive, Timber Hills Drive and out Timber Lane. Gross noted this will affect traffic for the secondary schools which begin at 8:50 AM. Larson stated they can push the start time to 9:00 AM. Huynh asked about getting this information to the public. Larson responded press releases will go out Wednesday. During the Deer Creek Road Closure, the City will have the Clear Creek Bridge inspected thoroughly while it is closed. Bridge inspections occur every two years but these two are in depth bridge deck inspections to determine the condition of the bridge deck and when the City will need to budget for a bridge overlay or Bridge replacement if needed. Hayworth reminded residents Mayor's Cleanup is October 4th through the 7th on their regular pick-up day and an extra garbage container pickup will be next Friday, October 1st or Monday, October 4th depending on your regular pick-up day. Hayworth noted today is the first day they used the ice in the Xstream Arena and it will stay until next April. There will be an ice event on October 8th and the first Iowa Heartlander hockey game is October 22nd.

Mayor Pro-tem Mitch Gross reported Mayor John Lundell had prostate cancer surgery last week which was successful and he will spend the next two to four weeks recuperating. Gross wished Lundell a

speedy recovery. Goodrich added it is Lundell's birthday today and everyone wished him a Happy Birthday. Gross asked Hayworth if the City owned buildings in the Iowa River Landing are subject to the City mask mandate. Hayworth responded since the Hyatt is run by an independent business; the Arena is run through ArenaCo and the upstairs of the Brown Deer Golf Club is run by another entity; they allow those renting the facilities to decide if masks are required or not. Gross reported he met a New York city planner and gave her a walking tour of the Iowa River Landing because she thought it is the coolest development she has ever seen.

City Attorney Don Diehl convicted his highest speed limit violation of 78 mph by Perkins on 1st Avenue. Hayworth asked what the penalty was for that high of a speed violation. Diehl and City Attorney Kevin Olson responded it is a loss of license and additional fines per each mph over 25 mph which came to a \$400.00 fine. Diehl credited Police Officer Tim Yoder's testimony for the conviction.

Councilperson Laurie Goodrich noted Coralville hosted the Iowa League of Cities Annual Conference and showed off the City and she thanked the staffs of the Iowa League of Cities and City of Coralville for putting on a nice conference with lots of good information. Goodrich got to ice skate on the new ice at the Arena and encouraged people to shop at the new store for their Heartlander gear. Goodrich congratulated Tavern Blue on their ribbon cutting and grand opening.

Councilperson Jill Dodds reported the Council was at Mayor John A. Lundell's induction into to the Iowa League of Cities' Hall of Fame and she congratulated him. Dodds reported the Parks & Recreation Commission took a walking tour of 5th Street in anticipation of continuing the Reimagine 5th to the next section and they will be collecting input from the public soon. Dodds noted some residents asked the Parks & Recreation Commission to add more pickle ball courts.

Councilperson Hai Huynh reminded everyone there is a non-profit called Houses into Homes who are happy to pick up residents' furniture if it is in usable shape and they need of beds right now. Huynh encouraged residents to donate their furniture instead of setting it out for Mayor's Clean Up. Dodds asked if Houses to Homes have a donation voucher. Huynh didn't think so. Huynh reported the Arts Commission had their annual meeting at the CCPA today and are back in full swing. Huynh encouraged residents to attend the events they have been working hard on this year.

Councilperson Meghann Foster wished Lundell a speedy recovery, Happy Birthday and congratulations on being inducted into the Iowa League of Cities' Hall of Fame. Foster asked for an update from the Citizens Community Policing Advisory Board to see how things are progressing. Foster thanked the City for recognizing Domestic Violence Awareness Month. Foster has been working for the DVIP for six months and before that she served on the Board for three years. Foster thought she new a lot about dynamics and complicated cultural, structural and systemic issues that contribute to domestic violence but she was not prepared for all she has seen victim's experience. Foster thought the line from the proclamation about the inspiration, courage and the persistence of victim survivors is more than appropriate with al they go through and it takes a lot of strength to live in that situation let alone to leave it. Foster wanted victims to know the DVIP supports them, believes them and they are there if they need them 24 hours a day, 7 days a week and 365 days a year. They are always open and their hotline is 1-800-373-1043. The hotline is not just for people in crisis but also for people with questions about their situation or are concerned about a friend or family member. Foster announced on October 8th where the DVIP will be going live every hour on the hour for eight hours to talk about eight reasons to support survivors and the reason for the number eight is there are only eight domestic violence shelters left in Iowa. There will be media displays in area libraries including the Coralville Public Library and they will have a poster scavenger hunt around town with a chance to win some DVIP swag. Foster thanked everyone for their support of victim survivors. Gross thanked Foster for her work with the DVIP.

Motion by Dodds, seconded by Foster to adjourn at 7:32 PM. Motion carried.

Mitch Gross, Mayor Pro-tem

Thorsten J. Johnson, City Clerk