

**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, October 8, 2019 with Mayor John A. Lundell presiding and was called to order at 6:30 PM Live and recorded webcasts of Coralville City Council Meetings are available online at www.coralville.org/coralvision.

The following Council Members were present: Foster, Gross, Gill, Dodds, Goodrich.

The following staff was present: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Asst. City Administrator Ellen Habel; Asst. City Engineer Scott Larson; Building & Zoning Official Jim Kessler; Police Chief Shane Kron; Human Resource/Risk Manager Mike Funke; Wastewater Superintendent David Clark; Communications Specialist Jon Hines; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Gross to approve the agenda. Motion carried.

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

There were no citizen comments.

1246 12TH AVENUE (GENESIS CHURCH)

After the ordinance was read, Mayor John A. Lundell noted the Council received a memo from Building & Zoning Official Jim Kessler about the amount of parking in relation to the type of uses for the proposed red barn. City Administrator Kelly Hayworth stated this will be addressed in the development agreement. Councilperson Mitch Gross asked Pastor Dave Conrads of Genesis Church (Big White House) about the proposed uses and occupancy for the new building. Conrads responded Genesis Church enjoys being a partner in the community and they planned a building to serve as a gym/activity area to mentor neighborhood children with a multifunction loft with space for worship. They plan to have room for a high school size basketball court or two cross volleyball courts. Conrads noted the maximum capacity will be 350 based on the parking. The loft can accommodate 200-250 people for worship on Sunday mornings. If the church grows beyond the use of the building, they will expand into neighborhoods they can help instead of expanding in their current location. Councilperson Meghann Foster asked about turn lanes. Hayworth responded a turn lane will only be added if needed, which the Engineering Department does not feel is necessary at this time. Lundell added if one is needed it will be at the church's expense and not the City's. Gill asked about the affected trees. Conrads responded elm trees on the property being lost to Dutch Elm Disease dictated the layout of the new building. The elms and a few other types will be replaced by native trees. Foster thinks it will be a nice addition to the neighborhood. Gross appreciated the church's outreach, activism and being a good neighbor.

ORDINANCE NO. 2019-1013 An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa, and generally known as of the 1246 12th Avenue from R-1, Single Family Residential District, to R-PUD 2, Residential Planned Unit Development Two District, was introduced by Foster, seconded by Gill for 2nd consideration. A roll call vote was taken. Motion carried.

WELLMARK BLUE CROSS/BLUE SHIELD

After the resolution was read, Human Resource/Risk Manager Mike Funke reported the City received a quote for a 4.46% increase to its current premiums for calendar year 2020. This is higher than last year's 3.07% but still under their average 7% book of business, which is what the City budgeted. Lundell noted this rate is because of the good health of the City's employees. Gill thanked Funke for having good

employee policies. Gross asked how much employees pay and Funke responded \$35 for family policies and \$0 for single. Gross thought this is a good example on how progressive Coralville is.

RESOLUTION NO. 2019-161

Resolution approving the quotation of Wellmark Blue Cross/Blue Shield to provide health insurance coverage for City Employees, was introduced by Gross, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

1507 BROWN DEER ROAD STORM SEWER REPAIR

Motion by Gill, seconded by Goodrich to approve Pay Estimate #3 Final to **Maxwell Construction, Inc.** for the 1507 Brown Deer Road Storm Sewer Repair: \$9,310.00. Motion carried. It was noted the retainage of \$2,882.19 is due in 30 days.

RESOLUTION NO. 2019-162

Resolution accepting the 1507 Brown Deer Road Storm Sewer Repair as completed was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

12TH AVENUE & OAKDALE BOULEVARD PAVEMENT REPAIR 2019

Motion by Dodds, seconded by Gross to approve Pay Estimate #1 to **L.L. Pelling, Inc.** for the 12th Avenue & Oakdale Boulevard Pavement Repair 2019: \$124,124.96. Motion carried. It was noted the retainage of \$6,532.89 is due in 30 days

RESOLUTION NO. 2019-163

Resolution accepting the 12th Avenue & Oakdale Boulevard Pavement Repair 2019 as completed, was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

10th AVENUE AND 6TH STREET PAVEMENT REPAIR 2019

Motion by Foster, seconded by Gill to approve Change Order #1: +\$10,905.49; and Pay Estimate #1 Final: \$179,077.10 to **LL Pelling Co., Inc.** for the 10th Avenue and 6th Street Pavement Repair 2019. Motion carried. It was noted the retainage of \$9,425.11 is due in 30 days.

RESOLUTION NO. 2019-164

Resolution accepting the 10th Avenue and 6th Street Pavement Repair 2019 as completed, was introduced by Goodrich, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

CITY HALL WEST END SEWER LINE REPLACEMENT PROJECT

Hayworth reported two bids were received and the low bid was from Maxwell Construction for \$72,352.00. This is for the original City Hall bathrooms and it has been determined replacement of the collapsed sewer line is better than replacing the one under City Hall.

RESOLUTION NO. 2019-165

Resolution accepting bids and awarding Construction Contract for the City Hall West End Sewer Line Replacement Project, was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

RESOLUTION NO. 2019-166

Resolution approving the contract and bond documents for the City Hall West End Sewer Line Replacement Project was introduced by Gross, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

LEASE AGREEMENT

RESOLUTION NO. 2019-167

Resolution approving a lease agreement with ArenaCo for 802 Quarry Road was introduced by Gill, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the September 24, 2019 Coralville City Council Regular Meeting.
- b) Approve Retail Cigarette/Tobacco/Nicotine/Vapor Permit Applications for **Keystone Liquor**. Eff. 11/01/2019-06/30/2020.
- c) Approve **new** Class E Liquor License with Sunday Sales for **Keystone Liquor**. Eff. 11/01. (New owner.)
- d) Approve Class C Liquor License with Carryout Wine, Catering Privilege, Outdoor Service and Sunday Sales for **Monica's**. Eff. 10/21.
- e) Approve Special Class C Liquor License (Beer/Wine) with Outdoor Service and Sunday Sales for **High Ground Café**. Eff. 10/24.
- f) Approve Class C Liquor License with Sunday Sales for **Chili's Southwest Grill**. Eff. 10/30.
- g) Approve Class C Liquor License with Carryout Wine and Sunday Sales for **Three Samurai Japanese Restaurant**. Eff. 11/01.
- h) Approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for **Exotic India**. Eff. 11/01.
- i) Approve Class C Beer Permit with Sunday Sales for **Aldi Inc. #56**. Eff. 11/01.
- j) Approve payment to **Mechanical Service, Inc.** for Recreation Center Indoor Pool Desert Aire check and repairs (#23417): \$18,826.93.
- k) Approve payment to **Maxwell Construction** for Clark Drive water main extension (Pay Application #1): \$12,763.00.
- l) Approve payment to **Creative Software Services, Inc.** for:
 - i) Coral Ridge Avenue Improvements Phase 2 (#18529) \$270.66
 - ii) Brownfields Consulting (#18667) \$1,613.10
 - iii) Brownfields Consulting (#18606) \$255.00
- m) Approve payment to **HR Green, Inc.** for:
 - i) Interior Drainage Modeling – Pump Station #1(#129647) \$695.00
 - ii) IRL Infrastructure Public Improvements 2nd Ave 2018 (#129096) \$1,929.20
 - iii) I-80/1st Avenue Interchange – Final Design Phase 1 (#129316) \$2,637.44
- n) Approve payment to **Terracon Consultants, Inc.** for:
 - i) Iowa Arena ESA Vapor & Consulting Services (#TC53781) \$180.00
 - ii) AAA Mechanical Site 832 Quarry Road (#TC53865) \$803.62
 - iii) Wastewater Treatment Plant Improvements (#TC55950) \$6,206.00
 - iv) IRL Roadway Grading Project (#TC55687) \$1,477.00
 - v) Brownfields Assessment Grant (#TC53846) \$500.00
- o) Approve payment to **Neumiller Electric Inc.** to replace the traffic signal damaged in an accident pole at 1st Avenue and 9th Street (#21910): \$23,700.00.
- p) Approve payment to **Design Engineers, P.C.** for work on City Hall sewer repair:
 - i) Invoice #00000015161 \$6,817.46
 - ii) Invoice #00000015257 \$1,522.54
- q) Approve payment to **Brecke Mechanical Contractors** for Coralville Marriott Hotel and Conference Center FF&E Invoice to:

- i) Repair MAU serving the kitchen (P.O. #02272019ENG) \$1,480.00
- ii) Repair leaking pumps (P.O. #02272019ENG) \$2,125.00
- r) Approve payment to **Avendra Replenishment, LLC** for Coralville Marriott Hotel and Conference Center FF&E Invoice for 2 beverage merchandiser coolers (P.O. #09042019ROOMS) \$1,715.30.
- s) Approve payment to **Wasserstrom** for Brown Deer Golf Club FF&E Invoice for gas fryer (P.O. #06272019BD) \$2,449.88.
- t) Approve payment to **Valiant** for Coralville Marriott Hotel and Conference Center Public Area Finishes (#51421RC1): \$31,444.96.
- u) Approve payment to **Lewis Brother's Tree Farm, Inc.** for 6 Regal Prince Oaks and 3 Autumn Gold Ginkgo (9/24/2019): \$10,773.00.
- v) Approve payment of Iowa River Landing Invoice to **Kapa Advisors, LLC** for reimbursing LAs Vegas ICSC Deposit for 2020 Booth (#KAPA-IRL 9/3/2019): \$551.77.
- w) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **RDG Planning & Design** for IRL South of E. 9th Street Arena Lighting Design (#45954): \$13,634.61.
- x) Approve payment of Iowa River Landing Invoice as approved by Kapa Advisors, LLC to **Elder-Jones General Contractor** for lululemon USA electrical lighting and wiring work (#43059): \$10,000.00.
- y) Approve payment to **Stevens Erosion Control, Inc.** for IRL erosion control (#1712): \$3,596.50.
- z) Approve Pay Application #15 to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements 2017: \$2,480,317.00.
- aa) Approve attendance of Ellen Habel to the 2019 ICMA Annual Conference in Nashville, TN from October 20-23, 2019: \$2,417.11.
- bb) Approve Bill List for October 8, 2019.

Seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

City Administrator Kelly Hayworth reported the Fire Department will have open houses at both Fire Stations #1 (on 5th Street) and #2 (On Holiday Road) this coming Sunday. The Chili Supper will follow the open houses and be from 4:00 PM to 8:00 PM at Fire Station #2.

Mayor John A. Lundell attended the Iowa League of Cities Annual Conference in Dubuque and it was an outstanding and worthwhile event. Next year the conference will be in Coralville at the Marriott. There is a lot of excitement to come to Coralville and see the new arena and enjoy all the Iowa River Landing has to offer within walking distance of the hotel.

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

Councilperson Laurie Goodrich attended the Iowa City Area Chamber of Commerce's Community Leadership Program and Alex Taylor, who is in the audience tonight, was one of the facilitators. Goodrich appreciated being with some many people in the community.

Councilperson Jill Dodds attended the Iowa Women's Foundation Luncheon with Goodrich and Foster and they enjoyed it from the City of Coralville table.

Councilperson Tom Gill reported last Thursday they named the Green State Credit Union Field House and he thanked Green State. Hayworth noted two more naming right announcements will happen soon. Gill thanked Asst. City Administrator Ellen Habel and the Building and Engineering Departments for being proactive and thinking through all the zoning ordinances the City receives.

Councilperson Mitch Gross presented the Paul Engle Award on October 1st to poets Toi Derricotte and Cornelius Eady who co-founded Cave Canem in 1996 to remedy the under-representation and isolation of African American poets in the literary landscape. Gross was happy and proud when these two internationally acclaimed poets complemented the City on having a beautiful and stunning Library.

Councilperson Meghann Foster noted the Free Community Meal was on September 27th at Northwest Junior High School and 300 people attended. Foster thanked the Coralville Transit Department staff who were there and kind enough to let her son honk the bus horn and having Toby there. Foster thanked the Northwest Junior High School staff, the volunteers, the Coralville Community Food Pantry and other partners for making the event a success. Foster attended the DVIP "Shop for the Shelter" event last Saturday and thanked those that attended and the Coralville Hy-Vees for participating. They collected a lot of supplies for survivors of domestic violence to utilize at the shelter. Foster is excited Coralville is hosting next year's Iowa League of Cities Conference. Foster attended this year's conference and enjoyed their sessions on housing, women in leadership and community story telling. Foster was also impressed with a Coralville video presentation at the conference featuring Lundell.

Motion by Gill, seconded by Dodds to adjourn at 6:55 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk