

**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, December 10, 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, Gill, Dodds, Goodrich. Absent: Gross.

The following staff was present: City Attorney Don Diehl; City Attorney Kevin Olson; Asst. City Administrator Ellen Habel; Asst. City Engineer Scott Larson; Building & Zoning Official Jim Kessler; Police Chief Shane Kron; Director of Finance Tony Roetlin; Director of Parks & Recreation Sherri Proud; Communications Specialist Jon Hines; City Clerk Thorsten J. Johnson.

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

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

There were no citizen comments.

VOLUNTARY ANNEXATION ~ PUBLIC HEARING

Mayor John A. Lundell declared this the time for a public hearing on the Annexation of City-owned and real property into the City of Coralville, Iowa. There were no public or written comments. Lundell closed the public hearing.

RESOLUTION NO. 2019-188

Resolution accepting and approving the Voluntary Annexation of real property into the City of Coralville, Iowa was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

LOT 4, IOWA RIVER LANDING, PART TWO ~ PUBLIC HEARING

Lundell declared this the time for a public hearing on alternate proposals and the disposal of Lot 4, Iowa River Landing, Part Two. City Clerk Thorsten J. Johnson reported there were no alternative proposals or public and written comments. City Attorney Kevin Olson noted the resolution title should read Ridge Development, LLC instead of IRL Parkview Investments, LLC. It was noted the developer will enter into a development agreement and purchase the property for \$738,000.00. Lundell closed the public hearing.

RESOLUTION NO. 2019-189

Resolution approving a Development Agreement with Ridge Development, LLC was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

REDHAWK SUBDIVISION

After Resolution No. 2019-190 was read, Olson reported all the paperwork for the development is completed and everything is ready to go for the next three items.

RESOLUTION NO. 2019-190

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

RESOLUTION NO. 2019-191

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

RESOLUTION NO. 2019-192

Resolution approving the PUD-B Site Plan for Lot 1, Redhawk Subdivision, Coralville, Iowa was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

THE BLUFFS AT BROWN DEER

ORDINANCE NO. 2019-1014 An ordinance amending the Coralville Community Plan to reflect certain property generally known as The Bluffs at Brown Deer, Coralville, Iowa to be designated as Medium Density Residential Use in place of Parks/Public Use, was introduced by Gill, seconded by Goodrich for 3rd and final consideration. A roll call vote was taken. Ordinance declared adopted after its publication as required by law.

RESOURCE ENHANCEMENT AND PROTECTION FUND

After the resolution was read, Director of Parks & Recreation Sherri Proud reported this \$125,000.00 grant agreement is the result of a September grant application and the City has received over \$1.7 million in grant funding from the REAP program through the Iowa Department of Natural Resources which is a testament to the City of Coralville's commitment to conservation. This 7.6-acre acquisition is for a future 80 to 100-acre park in the West Land Use area.

RESOLUTION NO. 2019-193

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

FIRST AMENDMENT TO LEASE AGREEMENT

After the resolution was read, Gill clarified the City can give a year's notice to exit the agreement. Olson added Restaurant Concepts, Inc. is planning on further renovations to the property and the City would have to reimburse them part of those costs if it exits the lease agreement before 10 years. Lundell noted the public hearing will be December 17, 2019.

RESOLUTION NO. 2019-194

Resolution setting a public hearing on the First Amendment to the Lease Agreement with Restaurant Concepts, Inc. for 801 1st Avenue was introduced by Dodds, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

CONSULTING AGREEMENT

After the resolution was read, Olson explained the City owns the Hotel and Conference Center, but has an operating agreement expiring in 2021 or 2022 with Marriott corporate offices. This will begin the process to review the operations and deciding how to proceed with negotiating a new agreement. This will most likely involve a Request for Proposals later on. This agreement is not to exceed \$130,000.00.

RESOLUTION NO. 2019-195

Resolution approving a Hotel Consulting Agreement with Piper Jaffray & Co. for the Coralville Marriott Hotel & Conference Center was introduced by Goodrich, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

PURCHASE AGREEMENT

RESOLUTION NO. 2019-196

Resolution approving a Purchase Agreement for an approximate 7-acre parcel generally referred to as 112 10th Avenue was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

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

- a) Approve minutes for the November 26, 2019 Coralville City Council Regular Meeting.
- b) Approve and ratify the State of Iowa 2019 Annual Financial Report for the City of Coralville.
- c) Approve Class C Liquor License with Carryout Wine, Outdoor Service and Sunday Sales for **Iowa River Power Restaurant and Flannigan's**: Eff. 12/26.
- d) Approve payment to **Creative Software Services, Inc.** for:
 - i) Coral Ridge Avenue Improvements – Phase 2 (#18873) \$369.21
 - ii) Engineering – Brownfields (#19014) \$826.85
- e) Approve payment to **HR Green, Inc.** for:
 - i) 4th Avenue Sewer Rehabilitation (#130972) \$223.75
 - ii) I-80/1st Avenue Interchange – Final Design Phase 1 (#130761) \$2,771.42
- f) Approve payment to **3E (Electrical, Engineering & Equipment Company)** for emergency repairs to the starter for Pump 9 in the booster station (#6527926-00): \$10,440.00.
- g) Approve payment to **Truck Country of Cedar Rapids** for new 2020 Freightliner 108SD to be used as snowplow with 5-year warranty (#VM103002247): \$82,874.00.
- h) Approve payment to **Traffic Control Corporation** for 1 Alpha BBS and 2 batteries for signal coordination (#115448): \$12,110.00.
- i) Approve payment to **Van Meter Inc.** for 18 Lightway Lens for the Coralville Marriott Hotel & Conference Center (#S010719751.001): \$4,105.20.
- j) Approve payment to **Bolton & Menk, Inc.** for:
 - i) Hawkeye Ready Mix South Demolition (#0242417) \$2,010.00
 - ii) Archery Tower Plan Review (#0242419) \$950.00
- k) Approve payment to the **Iowa City/Coralville Area Convention & Visitors Bureau** for the 2nd half of their share of the Fiscal Year 2019 hotel/motel tax: \$281,500.00.
- l) Approve Change Order #1: +\$6,030.00; Change Order #2: +\$1,540.00; and Pay Application #1: \$74,462.90; to **Maxwell Construction, Inc.** for the City Hall Sewer Line Replacement.
- m) Approve Change Order #2: -\$31,085.47; and Pay Estimate #2: \$168,599.32; to **All American Concrete, Inc.** for Iowa River Landing Improvements 2019 – East 9th Street.
- n) Approve Change Order #9: +\$225,225.75; and Pay Estimate #20: \$122,553.79; to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements – Phase 2.
- o) Approve Change Order #7: +\$132,391.68; and Pay Estimate #17: \$1,537,896.12; to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements.
- p) Approve new job description for a Community Development Director for the Building & Zoning Department.
- q) Approve Bill List for December 10, 2019.

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

Councilperson Mitch Gross arrived at 6:11 PM. All votes are 5 Ayes for Motions, Resolutions and Ordinances unless otherwise noted.

Asst. City Administrator Ellen Habel reminded everyone the Council Meeting for the fourth Tuesday, which is December 24th, has been cancelled and replaced with a Special Meeting to be held at 6:30 PM on Tuesday, December 17th. There will be a Retirement Reception at City Hall for Building & Zoning

Official Jim Kessler and Water Superintendent Kevin Callahan before the December 17th Special Meeting from 4:00 PM to 6:00 PM with remarks at 5:30 PM. Luminaries went well Sunday night and the weather was beautiful. Habel thanked everyone for their help. Habel added there is a map of Christmas displays on www.coralville.org and you can add other locations you think people should visit. Habel invited everyone to participate in the 9th Annual Severson Challenge that is taking place until January 3rd in honor of Linda Severson. They are collecting non-perishable food items and money for the Coralville Community Food Pantry and bus passes for the Valley View Lodge.

Mayor John A. Lundell invited everyone to a ribbon cutting tomorrow, December 11th at 11:00 AM for the Ashley Furniture Store at Coral Ridge Mall. Lundell noted tomorrow at 11:30 AM is the Convention & Visitors Bureau's Annual Meeting and Luncheon at the Coralville Marriott & Conference Center.

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

Councilperson Laurie Goodrich thanked everyone for helping with Luminaries. Goodrich noted *Annie* received great reviews for last weekend and that you can still go to it this coming weekend but tickets are selling fast.

Councilperson Jill Dodds thanked everyone for helping with Luminaries, especially the Scouts. Dodds thanked the Goodrich's for setting up their awesome train set display at City Hall and encouraged everyone to stop by and see it. Lundell also thanked the Goodrich's.

Councilperson Tom Gill had nothing to report.

Councilperson Mitch Gross apologized for being late and thanked everyone who helped with Luminaries.

Councilperson Meghann Foster thanked everyone who helped with Luminaries and the United Way for their hopefully annual lantern float in S.T. Morrison Park where people were able to write their wishes for the community on the lanterns. Foster thanked volunteers, staff and community partners for helping with the Free Community Meal last Friday at the Recreation Center where over 300 people attended.

Motion by Gill, seconded by Foster to adjourn to Executive Session at 6:46 PM to discuss strategy with Council to discuss the purchase or sale of particular real estate only where premature disclosure would be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property pursuant to Section 21.5 (j) of the Code of Iowa. A roll call vote was taken. Motion carried.

Council reconvened at 7:06 PM

Motion by Dodds, seconded by Gross to adjourn to work session at 7:07 PM. Motion carried.

Council reconvened at 8:07 PM

Motion by Gill, seconded by Goodrich to adjourn to Executive Session at 8:08 PM to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session pursuant to Section 21.5 (i) of the Code of Iowa. A roll call vote was taken. Motion carried.

Council reconvened at 8:31 PM.

Motion by Gill, seconded by Goodrich to adjourn at 8:32 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk