

**Coralville City Council
Work Session
January 25, 2022
City Hall**

Present: Mayor Meghann Foster, Council Members Mike Knudson, Jill Dodds, Hai Huynh, Laurie Goodrich, Mitch Gross

Staff Present: City Administrator Kelly Hayworth, Deputy City Administrator Ellen Habel, Director of Finance Tony Roetlin, City Attorney Kevin Olson, Community Development Director Dave Johnson

Mayor Foster opened the meeting at 7:40 pm.

1. December Planning and Zoning Submittals: Community Development Director Dave Johnson reviewed the following:

- Cross Park Addition, Lot 3, 3270 Cross Park Road: Johnson said this is a location for Mississippi Valley IH Credit Union.
- 2213 2nd Street: Johnson said this is the former GEICO space and will be the site for a VA outpatient clinic, and will include a 6,000 square foot addition and additional trees.
- Coral North Part 4, Lot 1, 2215 Corridor Way: Johnson said this is the former Gordman's store and it will be divided into two spaces with one being a Ross Dress for Less and another tenant to be named, with site landscaping brought into compliance and improved.
- 2100 James Street: Johnson said this location of Moove In Self Storage will add 9,000 square feet, a stucco front, brick veneer base, mechanical screening, and trees.

At this time Johnson left the meeting.

2. Fiscal Year 2023 Budget Discussion: City Administrator Kelly Hayworth said the remaining FY2023 budget items for discussion include the general fund deficit of \$245,885, the water rate increase, and solid waste/recycling budget. He noted the road use, wastewater, and storm water budgets are satisfactory. Hayworth and Director of Finance Tony Roetlin distributed a handout showing water rates for Coralville, Iowa City, North Liberty, Tiffin, Marion, and Hiawatha and proposed an increase to the minimum charge of \$1.75 over four years to \$8.75 per month. Hayworth said the average household pays the minimum charge plus 400 cubic feet, and after the four years of rate increases the average household would pay \$2.65 more per month, still lower than the other cities. Hayworth and Roetlin also shared a handout comparing the total city utility bill with the other cities.

Regarding solid waste and recycling, Hayworth noted some cities provide that service with city staff and others, such as Tiffin and North Liberty, contract with a private hauler. He noted Iowa City is proposing a \$3 increase per month in FY23 for a total of \$21 per month. Hayworth proposed an increase of 25% over four years for the solid waste and recycling rate, equal to \$1.75 per month in FY23 and \$1.75 per month in FY24; this would yield the dollars needed to purchase the equipment that there aren't reserves for. Hayworth said

the plan would be to move the recycling drop site to the new location in the fall when the building becomes available and noted Deputy City Administrator Ellen Habel has been working with the City of Iowa City to provide a drop-off dumpster for glass recycling at the Coralville drop off site.

Hayworth said that in the coming year, the staff and council could look at residential recycling service and building costs. He said one idea was to move the solid waste and recycling operations into the existing streets building and build a new streets building. Hayworth said RUTF could go toward paying for a new streets building and there are \$1 million in reserves for a new building, and other costs need to be reviewed, but by the time the budget is planned for FY24, a plan could be in place.

Hayworth said the proposed property tax levy would remain unchanged for FY23 and reviewed the plan for addressing the general fund deficit, which would include not adding the rental housing inspector or part time code enforcement staff, adjusting the health insurance assumptions, and adding \$40,000 of federal funding to the transit subsidy. Hayworth said that would leave \$23,000 in general fund deficit for staff to resolve. He said the rental permit rates would be reviewed in comparison to other cities as a possible revenue source for the inspector position and the code enforcement position could be added as a part-time hourly position without benefits to assess its value.

Hayworth closed by noting that with the rollback change, property taxes in Coralville will go down for most homes. He said that at the next work session, fund balances and ARPA funding would be reviewed.

3. EV Charging Stations Discussion: Councilor Jill Dodds commented that she had concerns regarding range and charging accessibility for electric vehicles. Hayworth responded that the City's charging stations provided 2,000 charges in the last year and there is no charge for those. He said they are all Type 2 or Type 3 and most cars can use them; those that can't have an adapter that allows them to be used. He added that Coralville cannot use electric buses because electric buses have a higher profile and cannot fit under the Iowa Avenue bridge in Iowa City.
4. Hybrid Council Meetings: Mayor Foster inquired about a hybrid option for city council meetings. Hayworth commented that it would be challenging for the CoralVision staff to manage both the broadcast of the meeting and the hybrid meeting. Councilor Gross agreed that it is too much for one staff person and a gatekeeper is necessary for electronic meetings and the chat function needs to be turned off. Mayor Foster said hybrid meetings would improve accessibility and flexibility for council members and herself. Councilor Goodrich said she is opposed to electronic meetings where votes occur. Hayworth said that discussions with other governments indicate that it is important to have at least the mayor and mayor pro tem in the council chambers. Habel clarified that there are two issues, one of whether council members are able to participate electronically and the other of whether the public is able to participate electronically. Hayworth noted that the public can participate in person, via email, letter, or telephone. Habel said the Iowa City council

meetings are not hybrid for the city council but they are for the public; Johnson County is hybrid for both. The council determined in-person participation for elected officials is an important part of the process. Regarding electronic participation for the public, Hayworth said it could end after the public comment and public hearings portion of the agenda and people could watch on computers or television after that. He said providing the public with electronic access would involve managing the sound, upgrading Zoom, adding a laptop, and other measures. He said North Liberty is currently not providing electronic access for the public or the elected officials.

5. City Administrator's Time: Hayworth had no additional items for discussion.

Adjourned at 9:30 pm.

Notes taken by Ellen Habel, Deputy City Administrator