

## **Coralville City Council**

### **Work Session**

**February 23, 2021**

**Via Electronic Meeting because a meeting in person is impossible or impractical due to concerns for the health and safety of Council members, staff, and the public presented by COVID-19**

Present: Mayor John Lundell; Council Members Laurie Goodrich, Meghann Foster, Jill Dodds, Hai Huynh (Mitch Gross joined the meeting at approximately 8:20 pm)

Staff Present: City Administrator Kelly Hayworth, Assistant City Administrator Ellen Habel, City Attorney Kevin Olson, Community Development Director Dave Johnson, Human Resource/Risk Manager Mike Funke, and Director of Finance Tony Roetlin

Others Present: Zachary Smith, Iowa City Press Citizen

Mayor Lundell opened the meeting at 7:55 pm.

1. March Planning and Zoning Submittals: Community Development Director Dave Johnson presented the following items:

- Red Hawk Subdivision Part Two, Rezoning and PUD B Site Plan: Johnson noted this site is west of Coral Ridge Avenue and south of Forevergreen Road, and that building 1 on Lot 1 includes a 2,311 square foot restaurant with drive-through and outdoor patio space; building 2 on Lot 2 includes a retail building.
- Eagle Bend Part One, PUD B Site Plan and Final Plat: Johnson said this development north of Kennedy Parkway and west of Camp Cardinal Boulevard includes 23 single-family lots and 1.17 dwelling units per acre.
- Coral Crossing 8<sup>th</sup> Addition, Lot 14, PUD B Site Plan: Johnson said this development south of Jones Boulevard in the West Land Use Area includes 21 residential units on 2.93 acres at a density of 7 dwelling units per acre, with 4 4-plexes, 1 2-plex, and a 3-plex.
- Bridgewater, Lot 62, Part 4, PUD B Site Plan: Johnson noted this development is west of 1<sup>st</sup> Avenue and south of Russell Slade Boulevard, and includes 29 units on 5.2 acres, with 4 4-plexes, 1 3-plex, and 5 2-plexes.
- Coralville Industrial Park #2 6<sup>th</sup> Addition, Lot 1, PUD B Site Plan: Johnson said this building at 1960 James Street, east of Camp Cardinal Boulevard, will include an 11,000 square foot warehouse and 2-story office.

At this time Johnson left the meeting.

2. Fiscal Year 2022 Budget Discussion: City Administrator Kelly Hayworth shared a table with information on fund balances and noted the importance of improving the City's fund balances during the pandemic. Director of Finance Tony Roetlin explained that the table shows the cash balances projected for June 30, 2021, by fund, dollar amount, percent unrestricted, and percent total cash. Hayworth said the City's fund balances are appropriate

and the fund balance in the general fund is projected to improve by 1% from FY20 to FY21. He added that the Marriott Hotel and Conference Center debt service and operations shortfall resulting from COVID issues will be paid from the general fund, and that the Iowa River Landing project fund deficit needs to continue to decrease. Hayworth and the Council discussed Community Development Corporations and the make-up of ArenaCo.

3. Human Resource/Risk Management Report: Human Resource/Risk Manager Mike Funke provided his departmental report, including an update on police officer recruitment. He said officer applications are now accepted continually; the next testing date is March 6.

Regarding COVID-19 vaccinations, Funke said that Johnson County Public Health authorized vaccination of Phase 1b on February 1; all of the City's police, fire, EMS, and child care workers are eligible and those who wanted the vaccine are signed up or have received at least one dose. Funke said JCPH is not yet ready for the next tier of employees. He noted that the City worked with Iowa City and North Liberty so the same types of employees were categorized in the same tiers across cities, and the next eligible groups will be transit, water, and wastewater. Since March 20, 2020, Funke reported 31 COVID cases among the 519 employees and 75 quarantined, and 1 incident where a positive employee spread the illness to other staff. Funke reported 3,786 hours of FFCRA time paid out for a total of \$96,387.

Funke reported \$128,696 in FEMA eligible COVID related expenses thus far, including materials, contract services, spring camp labor, and equipment, with the FEMA share of that at 75%, state share 10%, and City share 15%. Regarding the August 10 derecho, Funke said the FEMA eligible costs are \$391,652; of that, insurance paid \$250,000; and the remainder would be paid at the rates stated above. Funke said there was also \$76,944 in property damage, with \$75,944 in insurance proceeds and \$1,000 deductible. Hayworth commended Funke for his work with FEMA and noted the difficulty and challenges of doing so.

At this time discussion returned to the Fiscal Year 2022 Budget and the Capital Improvement Plan. Hayworth shared the five-year CIP, which includes projects by type, year, and type of funding. Roetlin noted the 1<sup>st</sup> Avenue/Interstate 80 interchange project was shown occurring in fiscal year 2022-2024, although there will be no additional cost to the City.

4. City Administrator's Time: Hayworth reported on the following:

- Western Hills Mobile Home Park is exploring expansion of their site with up to 95 more lots; the City's ordinance will require amenities or open space.
- The Days Inn on 1<sup>st</sup> Avenue that was damaged by fire will be demolished.

Mayor Lundell reported on a mural program through Keep Iowa Beautiful for which three Iowa River Landing sites are being considered.

Adjourned at 9:25 pm.

Notes taken by Ellen Habel, Assistant City Administrator