

**Coralville City Council  
Work Session  
February 25, 2020  
City Hall**

Present: Mayor John Lundell; Council Members Laurie Goodrich, Meghann Foster, Jill Dodds, Mitch Gross, Tom Gill

Staff Present: City Administrator Kelly Hayworth, Assistant City Administrator Ellen Habel, City Attorney Kevin Olson, Director of Finance Tony Roetlin, Library Director Alison Ames Galstad

Others Present: Tim Oswald, Piper Sandler; Matt Adam; Caleb Smith, McClure Engineering

Mayor Lundell opened the meeting at 7:30 pm.

1. March Planning and Zoning Submittals: City Attorney Kevin Olson presented the following:  
Scanlon Farms—South Ridge: A concept plan for this development situated between North Liberty Road and Dubuque Street. Olson noted the plan includes 322 single family homes, 96 duplexes, 36 four-plexes, and 3 24-plexes, for a total of 730 units. Olson said the plan included fewer units overall and more single-family units than the prior plan. Matt Adam, the developer, said the single-family units will be on smaller lots and priced under \$300,000. Assistant City Administrator Ellen Habel commented that elevations and materials would be required for all units as part of the PUD submittal. Olson said there was a single commercial lot in the plan, which would require a land use amendment. Adam said Pat Scanlon is retaining the commercial lot and some of the multi-family lots; he also said work will begin in the southwest corner of the development.

At this time Adam and Smith left the meeting.

Dovetail Estates, Part 9, Lot 2, PUD B Site Plan: Olson shared plans for this commercial building on East Grantview and Oakdale Boulevard, noting access from Oakdale Boulevard would not be permitted and the need for a retaining wall on the north side of the parking lot.

Jacobs Clear Creek 5<sup>th</sup> Subdivision, Lot 2, Rezoning and PUD B Site Plan: Olson shared plans for a four-story Best Western hotel on this property south of Highway 6 and west of Coral Ridge Avenue.

2. TIF Report: Tim Oswald of Piper Sandler (formerly Piper Jaffray) said the upcoming City Council meeting will include action for scheduling borrowing and in preparation for that he would provide an update on the City's TIF areas. Oswald reviewed the income, obligations, and necessary refinancings for the Oakdale, 12<sup>th</sup> Avenue, and Mall TIF areas. The council discussed the Iowa River Landing and long term projections. Oswald also provided

information on the State Revolving Fund and its potential for funding future projects in Coralville.

At this time Oswald left the meeting.

3. **Library Report:** Library Director Alison Ames Galstad provided an update to the City Council, reviewing the continuing accreditation process for the Coralville Public Library. Galstad said this process requires an application every three years to continue status as a Tier 3 Library in Iowa, which is the highest tier. Galstad said the review requirements include governance, policies, staffing, services, collections, programming, community relations, and facilities. Galstad also said the children's wing updates turned out well and the teen area is currently being revamped. She also noted they are exploring having a social work intern for the fall semester.
4. **City Administrator's Time:** Hayworth reported on the following:
  - The City's public works and transit bargaining unit contracts will be up for renewal this year. Hayworth said many things will need to be removed from the contract because of the state law that was passed since the last renewal. He said the intent will be to keep the permissive items in the contract and move prohibited items to the personnel manual, where most if not all are already covered. Hayworth said personnel manual changes must be approved by the City Council and also noted that the Transit contract is not covered by the new state law completely because of federal regulations.
  - David Johnson of Dubuque will start as the Community Development Director on April 1 and Jim Kessler will stay on to work with him for several days.
  - The Police Department was able to hire three of the four people on the approved list. Hayworth said two will go to the Police Academy in April and one will graduate from college in May.
  - Very positive feedback on the announcement of All Iowa Attack at Xtream Arena; All Iowa Attack is one of only 32 programs affiliated with Nike in the United States.
  - Discussions continue regarding the ice facility at Coral Ridge Mall.
  - He and Mayor Lundell will be in Washington, DC, for the next City Council meeting; meetings with each of the Senators and Congressman Loeb sack will occur or have occurred locally in February.

Council Member Laurie Goodrich commented on the importance of lifeguards and suggested raising the hourly rate for those positions.

Adjourned at 9:20 pm.

Notes taken by Ellen Habel, Assistant City Administrator