

Coralville City Council

Work Session

August 25, 2020

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, Mitch Gross

Staff Present: City Administrator Kelly Hayworth, Assistant City Administrator Ellen Habel, City Attorney Kevin Olson, Community Development Director Dave Johnson, Wastewater Treatment Superintendent David Clark

Mayor Lundell opened the meeting at 7:35 pm.

1. September Planning and Zoning Submittals: Community Development Director Dave Johnson shared the following items:
 - Petition for land use map amendment from Mixed Use to Corridor Commercial from Brian and Bessie Ho for property south of Highway 6 and west of 1st Avenue. Johnson noted the property was designated as mixed use at the owners' request in 2016 and the current request is in anticipation of locating a drive-through restaurant at the site. Johnson noted the proposed change, would contribute to piecemeal redevelopment of the site, which would hamper infrastructure and flood plain improvements.
 - Possible text amendment submittal for the Town Center Plan to allow drive throughs, with a specific plan for 705 2nd Street.
 - Conditional use permit requests for a 20x40 foot tent at HyVee #2 and a 30x30 foot tent at HyVee #1, both for additional retail, from August 24 through November 1. Johnson noted the stores cited COVID-19 as the need for the tents. Councilor Gross commented that he would want to see a better commitment to wearing masks from stores who want additional space for COVID reasons. Johnson said he would look at parking impacts and that Nolte Dance had made a similar tent request.
 - Anticipated appeal from Tidal Wave Car Wash on Cross Park Road east of Coral Ridge Avenue. Johnson noted concerns regarding signage, the canopy, building materials, and screening.
 - Iowa River Landing Quarry Road Townhomes: 8 units remain under review.
 - Forevergreen Heights, formerly Scanlon Farms, a 208-acre mixed use development at North Liberty Road and Rustic Ridge Road with 1,001 new units remains under review. Johnson said the proposed development includes 442 two- and four-family attached units, 232 multi-family units, and 327 single-family units.
 - Scanlon Farms South Ridge, a three-acre mixed use development with commercial on the first floor and residential on the second and third floors, located within Forevergreen Heights, remains under review.

- Eagle Bend at Clear Creek, west of Camp Cardinal Boulevard, remains under review. This development includes 89 single-family units, 24 townhomes, and 90 multi-family units, Johnson said.
2. Wastewater Department Report: David Clark, Superintendent of Wastewater Treatment, gave his 2019 departmental report. Clark said the plant treated 1.217 billion gallons of water in 2019, removed 96% of BOD and 92% of TSS, with an average daily flow of 3.34 MGD. Clark said the old plant has a maximum daily flow of 12.2 MGD and was designed for 3.89 MGD. Clark reviewed the treatment process, maintenance program, laboratory, storm water pump stations, and \$32.33 million plant upgrade. Clark said the upgrade will result in a design flow of 8 MGD and as of July 31, 100% of treatment was going through the new plant. He said the upgrade will be complete by October 31, 2020.
 3. City Administrator's Time: Hayworth reported on the following:
 - Council members should review their city email addresses and whether they are linked to their personal accounts; the accounts should be maintained separately.

Adjourned at 8:15 pm.

Notes taken by Ellen Habel, Assistant City Administrator