

**Coralville City Council
Work Session
September 22, 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, Director of Finance Tony Roetlin, Community Development Director Dave Johnson

Others Present: Zachary Smith, Press-Citizen; Hai Huynh

Mayor Lundell opened the meeting at 7:55 pm.

1. October Planning and Zoning Submittals: Community Development Director Dave Johnson presented submittals currently under review:
 - A proposed land use amendment for 2500 Holiday Court, south of Fire Station #2, which would allow a 49-unit, non-age-restricted Low Income Housing Tax Credit building by Coral Housing Group II LLC to proceed. Johnson said the amendment is for a change from Commercial to High Density Residential.
 - A request for annexation for 43.34 acres owned by the Meade family at 3065 Dubuque Street. Johnson noted this annexation would allow for a residential development.
 - Final plat for commercial properties in the Red Hawk development west of Coral Ridge Avenue.
 - Four conditional use permits, two of which were withdrawn. Johnson said the two approved permits were for extended outdoor retail sales at both HyVee stores, and are required to end by November 1, keep items inside the tent, and maintain appearance standards.
 - Eight Iowa River Landing Quarry Road Townhomes remain under review.
 - A PUD A site plan and preliminary plat for Forevergreen Heights in northeast Coralville, which includes 21 acres of open space, 327 single family lots, as well as attached and multi-family dwellings.
 - Scanlon Farms South Ridge, a mixed use concept, remains under review.
 - Eagle Bend at Clear Creek, west of Camp Cardinal Boulevard and north of Kennedy Parkway, is under review.
 - Club Car Wash at 2015 2nd Street, which would be purchased from the existing Westport Car Wash.
 - Tidal Wave Car Wash, between Cross Park Road and Coral Ridge Avenue.

At this time Johnson left the meeting.

2. Finance Department Report: Director of Finance Tony Roetlin presented his departmental report. Roetlin reviewed the functions of the department, starting with accounts payable. Roetlin noted that currently 55% of payments are made by check when calculated by dollar amount and 74% when calculated by quantity, with the balance paid electronically. In the area of utility billing, Roetlin reported the customer count is up 17.3% over 5 years, reaching 8,785 customers in FY20, including both commercial and residential. Roetlin said use of auto-pay and e-suite are generally up over a 5 year period for utility payment, with walk-in payment, mail, and drop-box payment down. Roetlin also identified financial institutions with City deposits and reviewed the City's credit rating.
3. City Administrator's Time: Hayworth reported on the following:
 - Testing for police candidates will be October 10; Lt. Clarahan will retire in October which will result in vacancies in that position as well as sergeant.
 - The urban chicken ordinance will be included with the next agenda and councilors are encouraged to review it prior to the meeting.
 - A new restaurant with a local owner will replace Tap N Tacos in the 808 on 5th development and Chez Grace is now open in that area, as well.
 - In Summit Hills, 6 of 7 homes are sold and 5 more foundations are started; one of the Nye homes is demolished and asbestos abatement is occurring on the other.
 - There was good attendance at the Xtream Arena open house on Sunday and the Antique Car Museum of Iowa expects to move in within the next two weeks.

Councilor Foster inquired about the requirements for food trucks to operate in Coralville. Hayworth responded that they need to work with Johnson County Public Health, find a location with a willing property owner, and obtain a city permit.

Adjourned at 8:55 pm.

Notes taken by Ellen Habel, Assistant City Administrator