

**Coralville City Council  
Work Session  
March 26, 2019  
City Hall**

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

Staff Present: City Administrator Kelly Hayworth, Assistant City Administrator Ellen Habel, Director of Finance Tony Roetlin, City Attorney Kevin Olson, Building Official Jim Kessler, City Engineer Dan Holderness, Water Superintendent Kevin Callahan

Mayor Lundell opened the meeting at 8:15 pm.

1. March Planning and Zoning Submittals: Building Official Jim Kessler reviewed the submittals for the March Planning and Zoning Commission meeting:
  - Commons At English Glynn, C PUD B Site Plan: Kessler said this residential development west of Camp Cardinal Boulevard and north of Kennedy Parkway will be an assisted living facility with 84 beds. Kessler said it will include 31 underground parking spaces and ranges from two to three stories.
  - Riverview Plaza, Part Two, Lot 3, Amended C PUD B Site Plan: Kessler said this is the third building in this development on 1<sup>st</sup> Avenue and will include 3 floors of residential units and 1 floor of parking at ground level. Kessler said it includes 45 units and 45 parking spaces under cover.
  - Iowa River Landing, Part Nine, Amended C PUD B Site Plan: Kessler said this is an amendment adding an additional floor which will include 15 apartment units.
  - Kessler shared the addresses for the rezonings proposed by the City for 167 property owners and comments received thus far.
2. IDx Financial Assistance Grant Application with the Iowa Economic Development Authority Discussion: City Administrator Kelly Hayworth said staff continues to work with the company on this application and the assistance will be on the next City Council meeting agenda. Hayworth said the company is looking at a 30,000 square foot new building north of Medi Revv in the University of Iowa Research Park and will add 62 new jobs in Coralville as part of the expansion. Hayworth said their plan is to start work this summer and complete the building next year.
3. Supplemental to the Iowa Statewide Urban Design Specifications Discussion: City Engineer Dan Holderness shared a draft document for regulating pole mounted facilities in city right-of-way. Holderness said this follows a small cell pre-emption order for the small antennas that boost cell service. He said the FCC controls permitting and much of the placement but any regulations must be adopted by April 15, so the document will be on the April 9 City Council agenda.

4. Flood Protection Manual: Holderness shared the document prepared by HR Green that documents recommended actions based on levels on Clear Creek and the Iowa River.
5. Water Department Report: Water Superintendent Kevin Callahan presented his departmental report, noting he has worked in Coralville for 32 years. Callahan reviewed work that has occurred during those years, including water main replacement, staffing levels, well additions, office space, and storage capacity. Looking ahead, he said filter rehabilitation, a new well, and further water main replacements are needed. He said he will retire at the end of 2019.
6. City Administrator's Time: Hayworth provided the following updates:
  - Contractors will begin work next week on Coral Ridge Avenue and 1<sup>st</sup> Avenue, and Clear Creek Trail. Hayworth said disruption will be minimized as much as possible but there is work that needs to be done, including removal and replacement of some temporary pavement.
  - The developer for Latitude would like a certificate of occupancy by May 24 and has a lot of work remaining. Hayworth said Engineering staff will closely inspect construction of E. 7<sup>th</sup> Street. He also noted the developer has requested a \$1 million change order.
  - Employee appreciation dinner on Friday, March 29.

Adjourned at 9:15 pm.

Notes taken by Ellen Habel, Assistant City Administrator