

Coralville City Council
Work Session
May 28, 2019
City Hall

Present: Mayor John Lundell; Council Members Tom Gill, Meghann Foster, Jill Dodds

Staff Present: City Administrator Kelly Hayworth, Assistant City Administrator Ellen Habel, City Attorney Kevin Olson, Building and Zoning Official Jim Kessler, Director of Parks and Recreation Sherri Proud, Wastewater Treatment Superintendent David Clark

Mayor Lundell opened the meeting at 7:20 pm.

1. June Planning and Zoning Submittals: Building and Zoning Official Jim Kessler presented the Project Orientation Plan for Coral Galleria, Part Four, south of Highway 6, as well as the C PUD B for Part Four, Lot 1, which is proposed as a car wash. Kessler said the materials on the car wash are proposed to be stone and brick with metal on the sign tower/parapet and orange accents. Kessler noted the building needs to be consistent with the original covenants for the development. Mayor Lundell expressed a preference for a lower parapet on the sign tower and continued work on the orange accents. Assistant City Administrator Ellen Habel then shared information regarding a proposal for storage units in the Town Center District on the south side of Highway 6.

Kessler said he has been receiving complaints about storage units in residential areas and researched other cities' policies. He said that North Liberty issues a permit for \$50 that requires the unit be on a hard surface and limited to 90 days. City Administrator Kelly Hayworth said Kessler will work on a proposed ordinance for council review. Kessler then discussed recreational vehicles, such as campers, jet-skis, snowmobiles, boats, and the like, that are stored in yards. He noted outside storage is not allowed in R1 and R2 areas but beyond that there is not a good tool for addressing storage and in some cases the vehicles are parked in driveways or yards year-round. Kessler suggested requiring a concrete driveway and that the front of the vehicle could not extend beyond the front of the garage or home. He also suggested requiring screening and setbacks on the side yard. Kessler noted he receives complaints daily on this issue. Following discussion, it was determined that Kessler and City Attorney Kevin Olson will draft an ordinance for council consideration.

2. Central Elementary Neighborhood Housing Project: Habel said she and Olson had met with the property owner for 11 rental properties in the Central Elementary area and are near agreement for purchase. She noted the process will occur over time and will also include storm water improvements.

Kessler left the meeting at this point.

3. Veteran's Memorial and Oak Hill Cemetery Update: Hayworth said he had met with Mortenson representatives regarding work on the Veterans Memorial in light of the fundraising progress by the committee. Hayworth said Mortenson was interested in obtaining donated materials and donating the work, and hoped to be ready for a dedication in November. Hayworth noted the donations would not be something that could be donated. Director of Parks and Recreation Sherri Proud said the total cost for the project is about \$400,000 and the medallions are about half of that. She said the committee has raised about \$50,000 thus far.

Proud said the City also had a signed agreement for signage for the cemetery since the existing signage would be eliminated with the construction of the Veterans Memorial. She said the new signage is estimated to cost \$70,000 to \$100,000. Proud also provided an update on improvements to the Iowa Firefighters Memorial, including new flooring and lighting in the casework.

Proud left the meeting at this point.

4. Wastewater Department Report: Wastewater Treatment Superintendent David Clark provided his report, noting 1 billion gallons of wastewater were treated last year, with 97% of BOD removed, significantly more than the state's required 85%. Clark also reviewed processing, maintenance, facilities, staffing, and the improvement project.

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

- He hopes to have an update on goals from the goal-setting session at the next meeting.
- He will report at the next meeting on the ICSC conference; they saw increased interest from retailers this year.
- Little progress is occurring with the Latitude project and they are damaging the preparation that was done for E. 7th Street.
- The Capri site is undergoing demolition.

Adjourned at 9:15 pm.

Notes taken by Ellen Habel, Assistant City Administrator