

**Coralville City Council  
Work Session  
January 22, 2019  
City Hall**

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

Staff Present: City Administrator Kelly Hayworth, Assistant City Administrator Ellen Habel, Director of Finance Tony Roetlin, Engineer Dan Holderness, City Attorney Kevin Olson

Others Present: Fred Arnold

Mayor Lundell opened the meeting at 6:55 pm.

1. February Rezoning: City Administrator said the only submittal for the February Planning and Zoning Commission meeting was for Encompass, which was previously shared with the council.
2. Brown Deer Storm Sewer Project Discussion: Mayor Lundell introduced Fred Arnold and noted the storm sewer project on the Garry property is now complete, with the project on the Barkalow property starting soon. Arnold requested an update on the project affecting his property, noting his neighbors said they have contacted an attorney. Hayworth confirmed that the DeMarco's hired an attorney and also said City staff contacted them regarding their participation in the project. Hayworth pointed out that the other two projects in the neighborhood had willing participation and the project can't go forward without it. City Attorney Kevin Olson said the DeMarco's will need to contact the City to share their willingness to participate and what they would find acceptable. Olson said this was not eligible for condemnation. Mayor Lundell inquired about the Johnson County Soil and Water Conservation District or Johnson County Conservation Department as a source of assistance. Councilor Gill suggested Johnson County Public Health. Olson said any project would require an easement from DeMarco's. Arnold said he would contact the DeMarco's to request their participation and asked the council to consider options.
3. Fiscal Year 2020 Budget Discussion: Hayworth reviewed the remaining departmental requests for the FY2020 budget and areas that have been adjusted to balance the General Fund. Hayworth said the Library would offset the new full-time staff cost by \$40,000 in FY20 and \$30,000 in FY21 with Trust and Agency funds. He said the Recreation Center would proceed with changes to the summer lunch program as discussed at the January 8 meeting. Hayworth said the additional rental inspection staff would be budgeted to start in January 2020 and would coincide with a broader policy discussion with the City Council. Hayworth said the Access Center payment is budgeted to be paid at \$500,000 over a two-year period. He said Tim Oswald of Piper Jaffray will attend the February 12 meeting to review TIF areas and reserves and at that point the final decision can be made on whether the payment should be made in

one year or two. Hayworth said the stormwater technician position will also be reviewed further but is not in the General Fund. He said that with those changes, the budget would be balanced. He also noted the planned wastewater rate increase in FY20 which will take effect on July 1, 2019.

Director of Finance Tony Roetlin reviewed the schedule for the remaining budget process, including a budget presentation and setting the public hearing on February 12; the public hearing on February 26; adopting the budget on March 12, and filing the budget with the state by March 15.

Hayworth said the CIP will be revisited early in the budget process next year as dollars will be freed up again after paying for First Avenue improvements. He said there will also be future discussion of housing policy and the plan presented by Assistant City Administrator Ellen Habel.

4. City Administrator's Time: Hayworth provided the following updates:
  - The next agenda will include an extension of the lease for the Coralville Community Food Pantry; the new lease will be indefinite with a 180 day notification clause.
  - The Cities of Iowa City and Coralville are working with the University of Iowa to merge their riverfront plans into a single document. Hayworth said the first draft is complete.
  - Staff is working with Judy Joyce, the Iowa Department of Natural Resources, and the US Army Corps of Engineers on an initiative that would eliminate the low-head dam and allow for sale of streambank credits. Hayworth said this would expand habitat and the credits are worth millions of dollars; he noted the effect of the dam would have to be maintained for Iowa City's water supply.
  - Arena work started in earnest on January 14, with the first concrete pours on January 22. He said there would need to be an amendment to the agreement with ArenaCo regarding the City's finance work.
  - There is interest in development on the 40 acres north of the Iowa Medical Classification Center for a retail and residential area.

Adjourned at 8:15 pm.

Notes taken by Ellen Habel, Assistant City Administrator