

**Coralville City Council
Work Session
January 24, 2017
Coralville City Hall**

Present: Mayor John Lundell; Council members Jill Dodds, Mitch Gross, Tom Gill, Bill Hoeft, Laurie Goodrich

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

Others Present: Kirsten Frey, Mark Brockway, Kevin Monson, Brian Ho, Bessie Ho, Ed Cole, Chase Castle

Mayor Lundell opened the meeting at 7:40 pm. He invited Mark Brockway of Brockway Land Planning Associates to present first.

1. Southeast Commercial Area Master Plan Discussion: Assistant City Administrator Ellen Habel explained that staff had worked with Brockway Land Planning Associates since the summer of 2016 to develop a plan for the area south of Highway 6 and west of 1st Avenue. Brockway presented a plan for a pedestrian-oriented, mixed use development for the area. Brockway noted flood plain and overhead utility issues would need to be addressed as part of development.

2. February Re-zonings: Building Official Jim Kessler presented a mixed use project for Iowa River Landing Part Eight at the southeast corner of the intersection of 1st Avenue and E. 7th Street. The submittal includes rezoning from C-2 and I-3 to C-PUD-1, preliminary plat, and C-PUD-A site plan. Kessler noted the project includes retail space at the corner of 1st Avenue and E. 7th Street, a fitness center, parking garage, and 307 residential units. The council indicated a desire to reduce the appearance of the scale of the building on 1st Avenue and create a more appealing exterior.

Kessler also presented Riverview Plaza, a mixed use project on the former Briskey Cabinet site along 1st Avenue north of Clear Creek. The submittal includes rezoning from C-2 to C-PUD-1, preliminary plat, and C-PUD-A site plan. Kessler explained the three buildings are each 4 stories; the two buildings along 1st Avenue have first floor commercial and residential above, the building to the west has 1st floor parking and residential above. The council requested additional information about vehicular access on 1st Avenue and their desire for the project to reflect the initial submittal from the summer of 2016.

3. Water Department Report: Water Plant Superintendent Kevin Callahan reported on the water plant expansion project, new well location near the former Lantern Park site, remote

water meter shut offs, fire hydrant painting progress, water use, central meter reading, and filter media replacement.

4. Fiscal Year 2018 Budget Discussion: Director of Finance Tony Roetlin stated there were no items to discuss for the budget at this time.

5. City Administrator's Time: Habel said the joint local government meeting on January 30 at 4:30 pm at Penn Elementary in North Liberty.

Mayor Lundell noted the Iowa League of Cities legislative day in Des Moines on February 7.

Councilperson Jill Dodds reported she had met with representatives from the Center for Worker Justice.

Adjourned at 9:15 pm.

Notes taken by Ellen Habel, Assistant City Administrator