

**Coralville City Council
Work Session
March 27, 2018
Coralville City Hall**

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

Staff Present: City Administrator Kelly Hayworth, Assistant City Administrator Ellen Habel, City Attorney Kevin Olson, Building Official Jim Kessler, Director of Finance Tony Roetlin, Broadband Telecommunications Coordinator Eric Dickerson, Director of Parks and Recreation Sherri Proud

Mayor Lundell opened the meeting at 8:05 pm.

Agenda Item 3, Iowa Arena and Performance Center Discussion, was removed prior to the meeting.

1. April Planning and Zoning Commission Submittals: Building Official Jim Kessler reviewed items submitted for the April Planning and Zoning Commission meeting:

- Amended PUD, Coral Ridge Mall: Kessler noted this amendment includes a new outside entrance for a shoe store at the former Old Country Buffet/Ragstock location.
- Final Plat, Bridgewater Subdivision Part Four: Kessler explained this includes Lots 61, 62, and 63, and Outlots E and F, with 36-unit multi-family buildings, 4-plexes, townhomes, and the towers location. Kessler noted this development is south of Holiday Road and west of 1st Avenue and the Final Plat is for the southern part of the subdivision.
- Amended C PUD 1/PUD A Site Plan, Amended Preliminary Plat, C PUD B Site Plan, and Final Plat, Riverview Plaza, Part Two: Kessler said the acquisition of the Lebeda building allows for the second building on this site to be 3,200 square feet larger than the first building and the plaza to be 10' wider than previously proposed. Kessler said this building will have first floor commercial with three floors of residential above, and an 8' permanent access easement so the drive at the north end of the development can be widened and become two-way.

2. Presentation of Russell Slade Boulevard and Oak Hill Cemetery Improvements: Parks and Recreation Director Sherri Proud said she has been working with Bolton and Menk on a plan for a streetscape on Russell Slade Boulevard, columbaria at Oak Hill Cemetery, and public park space west of the cemetery. Proud said a public meeting was held March 20 to gather feedback on the plans thus far, which include a roundabout at 1st Avenue and Russell Slade Boulevard, additional trees, 5' walks, and pedestrian lighting along the street; signage, placement of the Veterans Memorial, fencing and columns, plantings, and columbaria for the cemetery; and development of a 2.4 acre parcel west of Redtail Drive as a park with a maze plaza, parking, fountain, and pavilion. Proud said the plan includes phasing and parallel parking along Redtail Drive. City Administrator Kelly Hayworth noted implementation would occur over several phases and several years and that this planning was initiated as a result of Grand Living's

interest in planting trees along Russell Slade Boulevard, which prompted a desire to consider a broader look at options for a larger area.

Recommendations as part of the first phases were sidewalks, columns and fencing, and screening of the parking lot at the south end of the cemetery.

3. Review Tax Increment Finance Report: Director of Finance Tony Roetlin reviewed the tax increment finance reports for the 12th Avenue Urban Renewal Area, Oakdale Urban Renewal Area, and Mall/Highway 6 Urban Renewal Area, including expenses, revenues, projected growth, obligations, and balances.

4. Telecommunications Department Report: Broadband Telecommunications Coordinator Eric Dickerson reported that in 2017 his department produced an average of 10 hours of original content per month and increased server capacity by 85%.

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

- an upcoming retirement among management team staff.
- discussion at a future work session regarding options for development in lieu of the Golfview Terrace development.
- Intergrated DNA's purchase by a company in Washington, DC. Hayworth said he had talked to company representatives who assured him operations in Coralville will continue. Hayworth added that Integrated DNA has one year left on one economic development agreement and they have exceeded the requirements.
- Retirement and recognition of Senator Bob Dvorsky.
- Development on 10th Avenue by Blaine Thomas, who is requesting rebates for properties purchased by the City to be resold to Thomas for development.
- Louie's Wine Dive ribbon cutting on March 28.
- Support for DOT construction on Interstate 380.

Adjourned at 10:15 pm.

Notes taken by Ellen Habel, Assistant City Administrator