

**Coralville City Council
Work Session
February 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, Human Resource/Risk Manager Mike Funke, Building Official Jim Kessler

Mayor Lundell opened the meeting at 7:30 pm.

1. March Planning and Zoning Submittals: Building Official Jim Kessler reviewed the submittals for the March Planning and Zoning Commission meeting:
 - Parkview: Kessler said this residential development east of Von Maur includes proposed rezoning from C2 to R PUD 1, preliminary plat, and final plat. Kessler said it includes 7 lots along an extension of Iowa River Landing Place and a private road for emergency access. Kessler said the development also includes Western Homes, a senior living complex. Kessler said Lot 1 includes 42 units, Lot 2 includes 54 units, Lot 3 includes 70 units, Lot 4 includes 36 units, Lots 5 and 6 include 120 units total, and Lot 7 includes 50 units, all with underground parking. Kessler reviewed the exterior for the buildings.
 - Mercy/Kindred Healthcare: Kessler said this submittal proposes rezoning from C2 to C PUD 2 and the PUD B Site Plan. He said it includes removal of the fifth leg of the roundabout and a two-story, 40-bed, 52,967 square foot rehabilitation facility. Kessler reviewed the materials which include primarily brick, glass, and stucco.
 - Redhawk: Kessler said this is a land use amendment proposal from corridor commercial to medium density residential for 22.91 acres north of the Iowa Medical Classification Center. Kessler shared typical buildings for the eventual development which would include 10 36-unit buildings.
 - Kessler shared the addresses for the rezonings proposed by the City for 167 property owners and comments received thus far.

2. Human Resource/Risk Management Report: Human Resource/Risk Manager Mike Funke presented his report. Funke said union negotiations were held with the police union on February 25 and resulted in a three-year agreement for council consideration. Funke summarized the proposed contract including wage increases, sick time conversion, uniform cleaning allowance, EMT pay, and shift differential pay. He added the other two unions in the City will begin negotiations this fall after recertification as required by state law. Funke then reviewed Workers Compensation Coverage rates. City Administrator Kelly Hayworth noted the City's modification or mod factor of .61 is the best of the 500 cities and counties that participate in IMWCA in Iowa. Funke noted the City is currently advertising for police officer applicants with a deadline of March 4; advertising in local newspapers, through

educational institutions, and Corridor Careers; testing on March 16; interviews March 17 through 19; and an academy slot in early April. He said an incentive was added for certified officers. Mayor Lundell inquired about businesses offering discounts for employees. Funke, Hayworth, and City Attorney Kevin Olson responded that this could appear to create a conflict of interest and should be avoided.

3. City Administrator's Time: Hayworth provided the following updates:
- The City Council will meet with the Clear Creek Amana School Board on Wednesday, March 6 at 6:30 pm at Tiffin Elementary to discuss district growth and the West Land Use Area.
 - Two landscape companies that bid on the Iowa River Landing work that was approved at the regular meeting were created by local young people.
 - Property on 4th Avenue Place, including the floodway, flood plain, and recent fire.
 - House Bill 165, related to property taxes, which would eliminate the \$8.10 levy cap but base an index on general fund dollars. Hayworth said the bill would not allow growth based on increasing valuation and he continues to study it to determine its impact.
 - He and Mayor Lundell will be absent at the March 12 meeting for meetings in Washington, DC.
 - The Right of Way bill currently in the legislature relates specifically to a Des Moines fee, as reported by the City's lobbyist.

Council member Goodrich reported she will also be absent at the March 12 meeting.

Adjourned at 9:15 pm.

Notes taken by Ellen Habel, Assistant City Administrator