

**Coralville City Council**  
**Work Session**  
**April 25, 2023**  
**City Hall**

Present: Mayor Meghann Foster, Council Members Hai Huynh, Laurie Goodrich, Keith Jones, Mitch Gross

Staff Present: City Administrator Kelly Hayworth, Deputy City Administrator Ellen Habel, City Attorney Kevin Olson, Director of Finance Melissa Christianson, Community Development Director Dave Johnson, Library Director Alison Ames Galstad, Assistant Library Director Ellen Hampe Alexander

Others Present: Izabela Zaluska, The Gazette

Mayor Foster opened the meeting at 8:15 pm.

1. May Planning and Zoning Submittals: Community Development Director Dave Johnson shared the following:
  - Demolition of 302 and 306 2<sup>nd</sup> Street is expected to begin soon.
  - Ridgeview Addition, Lot 1 and 2: 117 total units by Grand Rail Development, including 2 five-plexes, 25 four-plexes, 1 three-plex, and 2 two-plexes.
  - Red Hawk, Lot 3, Part 2: Chipotle restaurant on 1.1 acres with 30 parking spaces.
  - Gather Iowa PUD B Site Plan: 10 acres at 2<sup>nd</sup> Street and 1<sup>st</sup> Avenue. Lot 1: 6-story building with 340 residential units and commercial space wrapped around parking structure. Lot 2: 5,180 square feet of residential and retail space. Lot 3: 5,800 square feet of residential and retail space. Lot 4: two five-unit townhomes. Lot 5: 13 townhomes, two four-plexes, and one five-plex. Lot 6: a future phase with two townhomes and a four-story mixed-use building.

At this time Johnson left the meeting.

2. Discussion of City Fund Balances: Director of Finance Melissa Christianson shared the actual fund balances for FY22 from the audit report and noted the policy requirement is 35% for the general fund and 25% for other funds. Christianson also shared the projected fund balances for FY23 and proposed fund transfer from the general fund.

At this time Izabela Zaluska left the meeting.

3. Library Department Report: Library Director Alison Ames Galstad distributed a copy of the Library's annual report and highlights, noting a focus on the City's 150<sup>th</sup> celebration. The council inquired about the process for challenged books and Galstad responded that in her lengthy tenure only two books had been challenged, and one of those was on the grounds of grammar. Assistant Library Director Ellen Hampe Alexander noted the Library is creating new partnerships with non-profit organizations.

4. City Administrator's Time: Hayworth provided updates on the following:
- Transit Director Vicky Robrock's father passed away on April 24.
  - Plans for RAGBRAI are progressing, with a budget review this week and band announcement next week. Hayworth noted that recruiting households for riders and volunteers to work will be ongoing. He said the RAGBRAI will pay for the headline and warm-up entertainment.
  - Ownership of the Iowa Heartlanders.

Adjourned at 9:30 pm.

Notes taken by Ellen Habel, Deputy City Administrator