

**Coralville City Council**  
**Work Session**  
**August 24, 2021**  
**City Hall**

Present: Mayor John Lundell; Council Members Laurie Goodrich, Jill Dodds, Meghann Foster, Hai Huynh, Mitch Gross

Staff Present: City Administrator Kelly Hayworth, Deputy City Administrator Ellen Habel, Community Development Director Dave Johnson, Streets and Solid Waste Superintendent Eric Fisher, Director of Finance Tony Roetlin, Water Superintendent Matt Gilmore, and Solid Waste and Recycling Coordinator Aaron TeBockhorst

Others Present: Dhuha Tawil

Mayor Lundell opened the meeting at 7:00 pm.

1. September Planning and Zoning Submittals: Community Development Director Dave Johnson reviewed 3260 Red Hawk Street, Red Hawk Subdivision Part Two, Preliminary and Final Plat. Johnson said this will be a future stand-alone restaurant building on the west side of Coral Ridge Avenue.

Johnson also asked for feedback regarding the Altmaier property across from Lowe's. Johnson indicated the land use plan for this property is currently commercial and the property owners would like to develop the property with a hotel and high-density residential. Johnson noted that any further development will require an additional access and that is currently under study. The council concurred that commercial was the best use for this property.

2. Discussion of recycling information: Councilor Jill Dodds introduced Dhuha Tawil who advocated for single stream recycling in Coralville, as well as a facility for sorting and managing those materials on an intergovernmental basis. The council, mayor, and staff discussed the advantages and disadvantages of the existing curbside and drop-off recycling programs, along with other options, costs, markets, and contamination rates. Mayor Lundell said this will be discussed again at budget time and asked City Administrator Kelly Hayworth to discuss with his colleagues in Iowa City and North Liberty.

Johnson, Fisher, and TeBockhorst left the meeting.

3. Water Department Report: Water Superintendent Matt Gilmore presented his departmental report, including the COVID and derecho response, 2021 water tower project, and upcoming projects, including well 10 recasing, well 12 repairs, filter media replacement, and additional tower painting. Gilmore shared the schedule for water tower maintenance and said there have been issues with wells 13, 10, and 12 and 11 water main breaks since

his arrival in January 2020. Gilmore said well 15, a new well, will be complete in summer 2022. He also reviewed increasing regulation and compliance issues, cybersecurity, staffing challenges, and aging infrastructure challenges.

4. City Administrator's Time: City Administrator Kelly Hayworth provided updates on the following:
  - Hazard Mitigation funds are available through Iowa Homeland Security and he and Deputy City Administrator Ellen Habel are exploring working with MidAmerican to relocate power lines that are above ground in back yards to underground in front yards to improve access and repair response times. Hayworth said for the 5<sup>th</sup> Street improvements from 12<sup>th</sup> Avenue to 20<sup>th</sup> Avenue, MidAmerican was already planning to underground the lines so that will be at their expense, resulting in a savings to the project.
  - Staff is reviewing the agreement with the DOT for the 1<sup>st</sup> Avenue/Interstate 80 interchange. Hayworth said the agreement stipulates that the City will not have any costs beyond the \$20 million BUILD grant written by Habel, and the project will be bid in summer 2022, with construction starting that September. He added that City Engineer Scott Larson is working closely with them to ensure the deadlines are met for the grant.
  - Several Coralville businesses are interested in expanding and he has been meeting with them to discuss their plans.

Councilor Dodds inquired about walls for interstate noise and Hayworth responded that has been investigated in the past and was determined it would not be helpful.

Hayworth also noted the next City Council meeting is the night before the Iowa League of Cities conference in Coralville.

Adjourned at 8:30 pm.

Notes taken by Ellen Habel, Deputy City Administrator