

**Coralville City Council  
Work Session  
February 27, 2018  
Coralville Water Treatment Plant  
900 10<sup>th</sup> Street**

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

Staff Present: City Administrator Kelly Hayworth, Assistant City Administrator Ellen Habel, Director of Finance Tony Roetlin, Water Superintendent Kevin Callahan, City Engineer Dan Holderness

The City Council convened at 5:45 pm for a tour of the water treatment plant and improvements led by Water Superintendent Kevin Callahan. Callahan reported the improvements are nearly complete.

The Council recessed at 6:25 to hold their regular meeting at Coralville City Hall.

The Council reconvened in work session at 7:00 pm at 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, Director of Finance Tony Roetlin, Water Superintendent Kevin Callahan, City Engineer Dan Holderness, Building Official Jim Kessler, City Attorney Kevin Olson, Associate Arena Coordinator Nicky Beurivage

Others Present: Tim Oswald, Piper Jaffray; Paul Buss, Oliver MacMillan; Josh Schamberger, Iowa City/Coralville Area Convention and Visitors Bureau

Mayor Lundell opened the meeting at 7:00 pm.

1. March Planning and Zoning Submittals: Building Official Jim Kessler presented the items that were submitted for the March Planning and Zoning Commission meeting:

- Golfview Land Use Amendment, Medium to High Density and Green Space to High Density, Lots 11, 12, 14, and 15, Lakewood Hills and city-owned green space west of First Avenue immediately south of Brown Deer Golf Club: Kessler explained that the land use precedes the rezoning and medium density allows up to 16 dwelling units per acre; high density allows 16 or more dwelling units per acre. Kessler said the area under consideration is 3.5 acres so 57 units would be allowed under medium density with no limit under high density.

He also said the Planning and Zoning Commission would receive copies of the letters and petition that the City Council had received in opposition to the development.

- 570 1<sup>st</sup> Avenue Amendment to C PUD B Site Plan: Kessler said this mixed-use development includes underground parking, first-level commercial space, and residential above.
- Ridgeview, Rezoning from R3 and CPUD to R PUD 1; PUD A Site Plan, West Land Use Area: Kessler said this is a 103-acre development that includes 943 dwelling units, including 4 24-unit buildings, 6 36-unit buildings, 60 single-family homes, 4 18-unit buildings, 3 88-unit buildings, and 53 4-plexes and is medium-density at 9 dwelling units per acre. City Administrator Kelly Hayworth noted Mike Bails and Mike Evans have been responsive to staff comments to build a neighborhood consistent with the West Land Use Area Master Plan. Kessler added that development is scheduled for 2018 to 2022.
- Coral Crossings, Amended PUD B Site Plan; Rezoning R3 and C PUD 1 to R PUD 1, West Land Use Area: Kessler said this change allows the existing site plan to transition better to the proposed Ridgeview development, including extension of Spring Rose Circle to the west as Spring Rose Drive.
- Iowa River Landing Part Nine, Preliminary and Final Plat: Kessler noted this is the site of the arena and is bounded by E. 2<sup>nd</sup> Avenue, E. 9<sup>th</sup> Street, and Quarry Road.

Kessler also shared a zoning map of Coralville west of 1<sup>st</sup> Avenue and south of Interstate 80 for review of areas of R1, R2, and R3. Hayworth said this would be revisited at a later date.

2. Financial Discussion: Hayworth asked Paul Buss of Oliver MacMillan to provide a brief update to the City Council. Buss thanked the Council for the opportunity to work with them and reported that Oliver MacMillan has been sold to Brookfield, a large Canadian company. Buss said he will continue to work with them and with Coralville through 2018. He reported on several other projects in the Iowa River Landing, including senior housing, residential projects, landscape improvements, the next University of Iowa Hospitals and Clinics building, arena, and overall progress.

Josh Schamberger of the Iowa City/Coralville Area Convention and Visitors Bureau provided an update on the Iowa Reinvestment District project. Schamberger noted the District would start collecting sales and excise increment in 2019 and will have 20 years to collect the \$12 million awarded by the Iowa Economic Development Administration; they anticipate it will take closer to 10 years. Schamberger reviewed the major aspects of the District, including the arena and its proposed uses, financing, and fundraising.

Tim Oswald of Piper Jaffray reviewed the formation, purpose, and composition of ArenaCo; use of New Market Tax Credits; anticipated borrowing for the project wherein the City will act as guarantor; and timelines for scheduling public hearings and other actions.

3. City Administrator's Time: Hayworth reported that he and Human Resource/Risk Manager Mike Funke, the Assistant Wastewater Treatment Superintendent, and the City Engineer had interviewed three people for the Wastewater Treatment Superintendent position and felt all were very qualified. He said that one person would be offered the job by the end of the week.

Hayworth asked Assistant City Administrator Ellen Habel to share the Communications Plan for the 2018 construction projects with the City Council. Habel shared the key points for the 1<sup>st</sup> Avenue reconstruction and improvements to Coral Ridge Avenue from Oakdale Boulevard to Forevergreen Road, including logos for the projects, that access to businesses will be maintained at all times, street construction will be completed in calendar year 2018, and that this is the final phase of improvements for both projects. Habel reviewed methods of notification including the Beat electronic newsletter, Chamber roundtables, city council meeting updates, construction meetings, Connection magazine, slide shows at City Hall lobby and Coral Ridge Mall Guest Welcome Center, web site, CoralVision, direct emails to stakeholders and others, Iowa River Landing meeting updates, mobile message boards, news releases, Nextdoor.com, posters, radio ads, social media, electronic subscriptions, University of Iowa Research Park updates, and utility bill inserts. Ideas for special promotions were shared, as well.

Council member Jill Dodds shared a proposed distribution of social services funding.

Adjourned at 9:25 pm.

Notes taken by Ellen Habel, Assistant City Administrator