

**Coralville City Council
Work Session
August 28, 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, Director of Finance Tony Roetlin, Library Director Alison Ames Galstad, Building and Zoning Official Jim Kessler

Others Present: Paul Buss, Oliver McMillan; one citizen

Mayor Lundell opened the meeting at 8:15 pm.

1. September Planning and Zoning Submittals: Building and Zoning Official Jim Kessler presented the submittals for the September Planning and Zoning Commission meeting:

- Golfview Terrace, Lot 1 and Lot 2, preliminary and final plat, rezoning from R1 to R PUD 2 and PUD B Site Plan: Kessler noted this property was discussed and considered at the regular meeting earlier in the evening for a land use amendment. Kessler said the proposal includes a 45-unit building with 61 underground parking spaces, 2 4-plexes, and a duplex, for a total of 55 units. He added that the former proposal included 106 unites.
- Jaras Second Addition, amended preliminary plat and final plat: Kessler said this amendment changed the property from 5 lots to 6 and it is located south of Highway 6 near Westcor Drive.
- Cross Park Addition, preliminary and final plat: Kessler shared the proposed plats for this property east of Coral Ridge Avenue and south of Forevergreen Road.
- Stepping Stone Ridge, preliminary and final plat: Kessler said this platting would create two residential lots at the north end of 12th Avenue on the east side.

2. Iowa River Landing Update: City Administrator Kelly Hayworth introduced Paul Buss of Oliver McMillan for an update on his work in the Iowa River Landing. Buss described Oliver McMillan's role as guiding, strategizing, and asset management, with a team that includes Ed McGinness, Kyle Dorand, and Tim Kent. Buss said they are currently focusing on parking and landscape planning. He also provided a retail report and proposed continuing his services under a new corporation after December 31, when Oliver McMillan will cease to exist. Hayworth explained the pavers on the sidewalks near Von Maur will be replaced this fall at the vendor's expense because they were of poor quality. Councilman Gross said he would like the planters to be fuller.

3. Affordable Housing Update: Assistant City Administrator Ellen Habel provided an update on the City's work in affordable housing, including financial assistance to the Housing Trust Fund of Johnson County, Shelter House, winter emergency shelter, Coral Ridge Apartments, owner

occupied rehabilitation, Habitat for Humanity, and work force housing tax credits. The Council discussed further initiatives and focusing efforts in targeted areas.

4. Library Department Report: Library Director Alison Ames Galstad shared a departmental report, focusing on how much has changed in the ten years since the Library renovation was complete. She noted increases in visits, circulation, cardholders, and adult and children's program attendance. She spoke briefly about Kanopy, Libby, the Paul Engle Prize, community meals, and the ability to check out wireless hot spots.

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

- An additional inpatient rehabilitation hospital seeking a Certificate of Need. Hayworth explained this facility, if approved, would be located west of the Mercy facility on Heartland Drive and would be a partnership of Mercy and Kindred. He said both are submitting applications for the Certificate of Need and should receive notification by the end of October.
- He is planning to attend a conference on Opportunity Zones after Labor Day.

Adjourned at 9:40 pm.

Notes taken by Ellen Habel, Assistant City Administrator