

**Coralville City Council
Work Session
August 23, 2022
City Hall**

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

Staff Present: City Administrator Kelly Hayworth, Deputy City Administrator Ellen Habel, Community Development Director Dave Johnson

Others Present: 2 media representatives

Mayor Foster opened the meeting at 8:10 pm.

1. September Planning and Zoning Submittals: Community Development Director Dave Johnson said he had nothing to share.
2. Gather Iowa Development (Folsom's Subdivision) Discussion: City Administrator Kelly Hayworth said several ideas were generated by staff, council, and the developer for affordability in this development. Hayworth said the developer will determine costs and feasibility and explore the following ideas further: a swap with the City's property and the property at the southeast corner of the development; incorporating a specific number of units over the entire development; increasing density in the townhome area on the east side of the development; or a combination of these. The City Council and Mayor discussed these options.
3. Community Development Department Report: Johnson presented his report for calendar year 2021. He said the City currently has 5,200 rental permits and inspects 1,150 units annually and completed 860 building inspections. He said construction valuation totaled \$57.7 million, down 28% from calendar year 2020, but has already reached \$108 million in calendar year 2022. Johnson noted the CRS rating was recertified at 7 which yields a 15% discount for property owners on flood insurance. Notable projects Johnson mentioned in 2021 were Staybridge Suites, Best Western Plus, Iowa River Landing Parkview 1, Coral Ridge Commerce Park, Target remodel, Tidal Wave Car Wash, Anthropologie build-out, and Brown Deer Co-operatives. Johnson noted several projects currently in progress, including Forevergreen Heights, with 208 acres and 1,000 units; Eagle Bend with 123 acres and 234 units; Auburn Ridge; 965 Flats; The Point – Bridgewater; Iowa River Landing Parkview 2; Town Center One; the VA Outpatient Clinic at the former GEICO site; and the ProClean Car Wash.
4. City Administrator's Time: Hayworth provided updates on the following:
 - The CHC will look at model rooms at the Hyatt Regency this week and would like to make decisions quickly so the renovation can begin after the football season; the CHC will review plans for the restaurant and coffee shop at a later date; a budget update on the renovation is also planned.

- The EPA Region 7 staff was very positive about funding opportunities during the brownfields conference in Oklahoma City.

Adjourned at 9:10 pm.

Notes taken by Ellen Habel, Deputy City Administrator