

Coralville City Council

Work Session

January 26, 2021

Via Electronic Meeting because a meeting in person is impossible or impractical due to concerns for the health and safety of Council members, staff, and the public presented by COVID-19

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

Staff Present: City Administrator Kelly Hayworth, Assistant City Administrator Ellen Habel, City Attorney Kevin Olson, Director of Finance Tony Roetlin, Community Development Director Dave Johnson

Mayor Lundell opened the meeting at 9:35 pm.

1. February Planning and Zoning Submittals: Community Development Director Dave Johnson presented the following:

- Auburn Ridge Preliminary Plat: Johnson noted this is a 50 lot area between Dubuque Street and Auburn East, with lots of 1/3 to 1/2 acre, and challenging topography which will limit density. Johnson said the property owners are pursuing annexation and the City Development Board is expected to take action in March, with earth moving later this summer. He said the development would connect to Meade Avenue and will be zoned R1 when it is annexed so can be built without any rezoning. He also noted the annexation would even out the city boundary in that area somewhat and that staff would look at tree preservation but many of the trees were not of a high quality.
- Coral North Apartments Rezoning to C-2 to R-PUD-2: Johnson said this is a 58,000 square foot, four-story apartment building on 2.74 acres, supported by the Iowa Finance Authority, that would create 49 affordable units with income restrictions. Johnson noted the project would include 112 parking spaces with brick, LP smart siding, and metal trim. Assistant City Administrator Ellen Habel noted that the \$8.4 million in Low Income Housing Tax Credits awarded for the project require 12 1-bedroom units, 22 2-bedroom units, and 15 3-bedroom units; with 8 units for households at or below 30% area median income, 15 units at or below 40% AMI, 21 units at or below 60% AMI, and 5 units at market rate and there is no age restriction. Habel noted LIHTC requires market rate apartments in their projects and that IFA would be responsible for overseeing the affordability requirements. She also said the developer is the same as the developer for the Coral Ridge Apartments. City Administrator Kelly Hayworth noted students in the apartments will attend Clear Creek Amana Schools and in response to a question about walkability, Hayworth noted the underpass at Coral Ridge Avenue and Oakdale Boulevard. Johnson noted the proximity to transit service, Walgreens, etc.
- Ridgeview Addition Land Use Map Amendment: Johnson said this is a request to amend from corporate campus to medium density residential for a planned 54-unit development. Hayworth said the land to the north was purchased by the City at one time for an eventual GEICO expansion which has not happened and the Clear Creek Amana Schools are now

considering a school on that property, which we hope would include recreational facilities in partnership with the City.

2. Community Development Department Report: Johnson proceeded to provide a report on Community Development, Housing, and Building activities. He noted the City issues 4,900 rental permits and inspects an average of 226 annually; building inspectors completed 893 inspections in 2020, an average of 4 per day; building permits were up 10% from Calendar Year 2019. Johnson mentioned several projects of note, including Xtream Arena, which required 129 inspections; Scheels \$4.3 million expansion; Staybridge Suites, 99 rooms; Best Western, 69 rooms; Park View; The Point at Bridgewater; Crossing Commons, which will offer assisted living and memory care; and Brown Deer Cooperative.

3. FY22 Budget Discussion: Hayworth reviewed the assumptions for FY22 budgeting, which were no property tax levy change, no user fee changes, and depositing the state backfill money into a reserve fund. He then reviewed general fund revenue sources, including hotel/motel taxes, property taxes, CARES and CRSSA funds for Transit, the Local Government Relief Fund, and other general fund revenues. Regarding general fund expenditures, Hayworth said they are expected to be very similar to FY21, with a slight decrease in both the Police and Fire departments. Hayworth said the gap in the FY22 budget at this time is \$222,810 and the budgeted amounts assume the Recreation Department's partnership programs will achieve revenues of 85% of pre-COVID levels, and an adjustment may need to be made in May; likewise, he said the proposed budget assumes a rapid ramp-up of use and revenues at the Center for the Performing Arts. Hayworth said the members of the City Council will receive a full budget book by February 2 for review. Regarding the Enterprise Funds, Hayworth said the subsidy for Transit is proposed to increase by \$200,000, which is only possible because of the federal COVID assistance and if ridership doesn't improve that will need to be addressed in FY23. He said the Wastewater Treatment Plant improvements are complete and there are now funds available for several projects David Clark will propose. Hayworth concluded the budget discussion by reminding the council they will receive the budget books and have a week to review them and ask questions prior to the February 9 meeting.

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

- The University of Iowa Hospitals and Clinics is planning for a COVID vaccine clinic that they hope can serve up to 1,000 people per day. Hayworth said the hospital has also asked Iowa City, Coralville, and North Liberty to identify employee groups for vaccines and the three city managers agreed to be consistent in how groups are treated. Hayworth said the hospital will also need help reaching people without computers or social media. Council member Dodds noted that "next doesn't mean now" with regard to the vaccine as patience remains essential.

Adjourned at 10:40 pm.

Notes taken by Ellen Habel, Assistant City Administrator