

Coralville City Council

Work Session

October 27, 2020

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, Parks and Recreation Director Sherri Proud, Community Development Director Dave Johnson, Water Superintendent Matt Gilstrap

Others Present: Zachary Smith, Press-Citizen

Mayor Lundell opened the meeting at 7:50 pm.

1. November Planning and Zoning Submittals: Community Development Director Dave Johnson reviewed the following:

- Land Use Map Amendment from Mixed Use to Corridor Commercial for 118 2nd Street, 120 2nd Street, 107 2nd Avenue, 105 ½ 2nd Avenue, 105 2nd Avenue, and 103 2nd Avenue: Johnson noted this was previously changed from Corridor Commercial to Mixed Use at the request of the property owner in 2014.
- Iowa River Landing Quarry Road Townhomes: Johnson said this 8-unit townhome project on the east side of Quarry Road remains under review by staff but is nearly complete and is on hold by the developer.
- Forevergreen Heights: Johnson noted this is a 208-acre mixed residential project with 1,001 new units bounded roughly by North Liberty Road, Dubuque Street, and Rustic Ridge Road. Johnson said this includes 327 single family units, 442 two to four family attached units, and 232 multi-family units, and storm water management is currently being finalized for a PUD A Site Plan.
- Scanlon Farms South Ridge: Johnson said this 3 acre mixed use development is tied to the Forevergreen Heights public improvements schedule and he anticipates it being on the December Planning and Zoning Commission meeting.
- Coral North Apartments: Johnson said this 49-unit building at 2500 Holiday Court is a Low Income Housing Tax Credit project that generated numerous staff comments.
- Auto Zone at 3278 Crosspark Road: Johnson noted this was a good submittal with minor staff changes and will probably proceed to Planning and Zoning Commission in December.

Councilor Mitch Gross thanked Johnson for his concise and clear explanations.

At this time Dave Johnson left the meeting.

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

- The developer requested a delay on the Town Center amendment, which the Planning and Zoning Commission had recommended against by a 5 to 2 vote and to which staff was also opposed. Hayworth said he and Johnson will be meeting with a potential buyer for the property who would develop under the existing guidelines.
- Parks and Recreation Director Sherri Proud provided an update on the NESTS and all day hybrid program for students. Proud said for the all day program at Community of Christ Church, there are 19 students in the A program and 11 in the B program, with 7 of those using a CDBG scholarship; at the Recreation Center, there are 23 students in the A program and 19 in the B program, with 7 of those using a CDBG scholarship. Proud said up to 25 students can attend on scholarship and she is working with school and family advocates to share the information. She said her goal for the program is a minimum of 46 students at each site and there is a capacity of 60. She noted numbers for the after school program are down. Regarding NESTS, which are partial day programs once or twice per week, Proud said they are struggling to fill those programs and are working with the school and family advocates to try to share information. Proud said there is one student enrolled at the Library program and one at Life Church, and they would like 6 enrolled in a program before going forward. Proud stressed the programs are open to everyone and she has disseminated information through many avenues, including Village Project, the food pantry, door knocking, Connection, Beat, web site, news release, etc. for about six weeks. Councilor Gross offered assistance with translation through a program he has and noted high school students need reliable Internet service. Assistant City Administrator Ellen Habel noted that wireless hot spots are available through the Library. Proud noted that other NESTS are struggling with participation, as well, particularly since the Iowa City schools began hybrid learning. Hayworth concluded the discussion by saying the all day program is working well and thanking the Community of Christ Church for their facility, and the program staff for their work. Proud noted that if the NESTS are discontinued, they can be rebooted at any time.
- Proposals for operations of the Marriott have been received from IHG, Hilton, and Hyatt, and the consultants are preparing a report.
- Standard and Poor's provided an update to their bond rating, changing the outlook to negative based on the hotel/motel tax projections. Hayworth noted the City now uses Fitch but there are some existing bonds with S and P.
- Hayworth and Director of Finance Tony Roetlin will be reviewing the Marriott and Arena financing and COVID impacts in the coming weeks.
- Project Better Together met with the city managers regarding a local option sales tax; the Project Better Together group will be preparing more information.
- There have been neighbor complaints regarding 708 9th Avenue and staff has been working to address those for some time; the property is not salvageable and the City will purchase for \$50,000, demolish the structure, and dispose of the property.

- City Attorney Kevin Olson, Police Chief Shane Kron, and Hayworth have been working with the NAACP on an ordinance and hope to have a draft for review by the next meeting.

Councilor Gross inquired about hiring a mental health professional for the Police Department. Hayworth responded there is an immediate need for two positions. He also noted that the Guidelink Center will have a mobile crisis center when it comes on line in February and it is important to work with that system. He said that in spite of having 52 applicants, there will not be any hires from this testing round. Hayworth said work continues on ways to develop more interest in police work as a career.

Adjourned at 8:35 pm.

Notes taken by Ellen Habel, Assistant City Administrator