

**MINUTES OF THE JOINT MEETING BETWEEN JOHNSON COUNTY BOARD OF SUPERVISORS – IOWA CITY  
COMMUNITY SCHOOL DISTRICT – CITY OF IOWA CITY – CITY OF CORALVILLE – CITY OF NORTH LIBERTY –  
OTHER JOHNSON COUNTY MUNICIPALITIES AND SCHOOL DISTRICTS**

**MONDAY, OCTOBER 19, 2015  
IOWA CITY COMMUNITY SCHOOL DISTRICT  
EDUCATIONAL SERVICES CENTER – ROOM 142 A  
1725 N DODGE STREET  
IOWA CITY, IOWA 52240**

Call to Order

Chris Lynch called the meeting to order at 4:30 pm.

Welcome and Introductions

Elected Officials introduced themselves as follows: Iowa City City Council Members: Mayor Matt Hayek, Susan Mims, Jim Throgmorton, Kingsley Botchway II, Terry Dickens; North Liberty City Council Members: Mayor Amy Nielsen, Chris Hoffman, Brian Wayson, Terry Donahue; Coralville City Council Members: Mayor John Lundell, Jill Dodds, Mitch Gross; Iowa City Community School District: Chris Lynch, Brian Kirschling, Chris Liebig ; Johnson County Board of Supervisors: Pat Harney, Terrence Neuzil, and Rod Sullivan; University Heights: Mayor Louise From; Hills: Mayor Tim Kemp Swisher: Mayor Chris Taylor; Solon: Mayor Steve Stange

Update from County and jurisdictions on the minimum wage ordinance (City of Iowa City)

Harney reviewed a draft plan for the Johnson County Minimum Wage Advisory Committee:

1. Committee will be between 7 and 11 members.
2. A member of the Board of Supervisors will serve as an ex officio member. Staff will be provided by Board of Supervisors Office.
3. After initial staggered appointments, terms will be for three years.
4. Duties of the Committee will be to:
  - a. Beginning in 2018, by March 1st of each year, make a recommendation to the Board of Supervisors regarding the proposed level of minimum wage to be announced by April 1st of that year pursuant to county ordinance.
  - b. Invite community input and education regarding local economics.
  - c. Make recommendations to the Board of Supervisors, other local governments and community groups regarding legislative issues and other policy proposals relative to matters affecting household income.
5. In recruiting and selecting members for the Committee, the Board of Supervisors will seek representation from a wide variety of interests and occupations, including the following constituencies are preferred but not required:
  - a. Labor unions
  - b. Low income workers
  - c. Business/Employers
  - d. Academics with specialized knowledge in related fields such as economics, law, social work, etc.
  - e. Social service providers

- f. State or municipal elected officials
  - g. Community groups such as
    - i. Chamber of Commerce
    - ii. ICAD
    - iii. Center for Worker Justice
6. Plan for implementation
- a. Board of Supervisors to review resolution and organizational rules on October 22nd
  - b. Approve resolution on October 28th.
  - c. Advertise through November and appoint in early December.

Harney stated they want representation of both sides, positive and negative. Mims inquired of implementation date of new wage. It would be announced in April and implemented in January.

Hayek reported that Iowa City looked at this and Council decided not to take action one way or another on this ordinance. The two big questions were the legal question and the need for an economic analysis on impact of the county's minimum wage. He stated council agreed it wants to pursue this but hasn't defined what that will look like. He thinks they will be asking staff to take a look at the impact of the minimum wage between employment sectors and types of employers.

Lundell stated Iowa City Council has had more discussion on the topic than Coralville Council. He stated he believes there is a mixture of support for it but there has been no in depth conversations on the topic. They are waiting to see the legal aspect and would like Iowa City to share information from their study. Mims stated any information the County has regarding analysis could be shared as well.

Gross expressed the need for more collaboration and improved communication going forward. Kemp agreed stating Hills was not contacted. He stated the way people who do not support this ordinance have been portrayed in the media by the Board is not appropriate. Stagg stated that is by one County supervisor, the rest have been very professional.

Hoffman stated he was under the impression the ordinance would be pegged to the consumer price index increase going forward. Sullivan stated it is pegged to it however the charge of the committee is to review what that would be and advise based upon factors that come into play. Hayek inquired if the group would have subjective data. Sullivan stated they will get them what they need to be successful. Hoffman inquired where people will be allowed to provide input. Sullivan stated through public hearing or directly to council.

Botchway stated there are still a lot of questions on impact and businesses have expressed disappointment about not being part of the conversation. He stated a study is very important to look at the impact. Throgmorton stated in regard to objective impact he has been told there is information available on a national scale but it is hard to identify specific data that applies to Johnson County. Hayek stated as he understands it the county ordinance basically tracks whatever exemptions there are in state code. He believes the analysis Iowa City will do will look at that as there may be areas of our local economy that should be considered for similar protection. He stated there are a hand full of nonprofits primarily based in Iowa City that provide services to disabled populations in home. They forecasted a severe impact to their budgets. Botchway stated the need to pay attention to possible loop holes in the ordinance. Harney stated it would really have to be looked at as the cost of living in Johnson County vs state-wide. Cost of living is higher in Johnson County and poverty is higher. Taylor stated if you are going to take it from state level to county level why not take it down to the city level as the cost of living in Swisher is going to be vastly different than the cost of living in Coralville. Sullivan stated doing it county wide allows each city to do what they want to. Mims inquired if there has been any word from the State regarding the legality of this ordinance. Sullivan stated there has been no official correspondence.

Nielsen reported that the complaint they are hearing from small businesses in North Liberty is they have not heard anything from the county as far as being notified that this new wage is going to be in effect, when it is going to be in effect, and enforcement. They would like to see the county reach out to people as there are too many implications and this will have a big effect on small businesses. She stated North Liberty will take a wait and see approach but keep a close eye on what is going on.

#### Legislative Priorities (Iowa City Community School District)

Lynch distributed an ICCSD legislative priority brochure. Lynch requested that as municipalities develop their legislative priorities they consider adopting adequate and timely funding for K-12 education. ICCSD has simplified their legislative priorities to one priority of adequate and timely funding. Sullivan stated there is a property tax backfill that went into action recently and legislators are already hearing why are we backfilling this when it was just a year ago. He thinks it will happen quickly that cities and counties and that property tax backfill will be pivoted against school districts for that money and to the extent that everyone can say we need both, it was passed with the promise to backfill. He hopes ICCSD remembers that when they are lobbying and we can all work together on it.

#### Facilities Master Plan (Iowa City Community School District)

Lynch distributed a document of the 2015 ICCSD Facilities Master Plan update with Athletics Master Plan. The document shows a visual, details, and timing. He stated the timing is an opportunity to perhaps do some joint reinvestment or joint marketing in various communities. He stated since the committee met last time Alexander Elementary has opened, Twain renovations have been completed with a grand opening on October 30, Van Allen and City additions are moving forward, and Liberty High is in process. He stated Coralville Central, Hills and Lucas are future milestones to possibly collaborate on. Nielsen stated another opportunity is as North Liberty begins to do work on N. Dubuque Street and North Liberty Road, collaboration with the County and Coralville is possible.

#### Board Onboarding (Iowa City Community School District)

Lynch stated he has received a lot of questions about the Board onboarding. The ICCSD school board has five new members and steps were made to bring them up to speed. He stated it started when the deadline to file ended with links to information sent to all candidates. They were also asked to hold dates in their calendar for an October 4 Board retreat and training days which allowed for acceleration in training. Since the first full meeting with the new Board seated there has been a full retreat, two onboarding work sessions and the new Board members have attended the IASB new board member orientation. A different approach used is that all training was done in work sessions which are open meetings. The Board went through the Leadership for Student Learning and were able to develop common objectives, focus areas, and action plans. From stated she was glad to hear there were more open sessions. Hoffman stated it is an excellent model and can serve as a model for a lot of entities.

#### Iowa Arena Project Update (City of Coralville)

Lundell stated that he, City Manager Kelly Hayworth, and Josh Schamberger of Iowa City/Coralville Convention and Visitors Bureau have been presenting the Iowa River Landing Area project to various organizations. The presentation involves where they have come, where they are at, and where they are going. Hayworth distributed a project summary handout. Schamberger presented a Power Point presentation of the project showing the schematic designs as well as project summaries.

#### **Iowa Arena**

The Iowa Arena will be an approximately 7,000-seat multi-purpose facility located on 9th Street at the gateway to the Iowa River Landing district. The arena will contain a single full-size sheet of ice to support the demands of the University of Iowa Club hockey team, the Iowa Ice Hawks and Iowa City/Coralville Youth Hockey teams, the Blizzards. Developers are also targeting a possible USHL collaboration. It will have the flexibility to host a number of athletic events and tournaments, from wrestling and basketball

to indoor football and soccer, in addition to concerts and special events such as graduation ceremonies.  
*Projected construction budget: \$45,912,572*

### **Iowa Fitness & Sports Performance Institute (IFSPI)**

The Institute will operate as a one-of-a-kind, state of the art, multi-use facility for athletes of all ages and disciplines, with opportunities for community-engaging curriculum through youth sports and elite level (collegiate & professional) sports science apparatuses. The two-level IFSPI facility would be directly connected to the proposed Iowa Arena, and many athletic/training events would share crossover opportunities.

*Lower Level Fieldhouse Plan*-Youth sports clubs and middle/high school athletes from across Iowa and our region would benefit from four indoor multi-purpose courts. These areas would be used for practicing and competing year-round. Dedicated programs on this surface would also be available to those training for collegiate or advanced competition. This private and group instruction would take place daily and be operated by a staff of elite level coaches and trainers. Similarly, specialty camps for all levels of youth sport would be scheduled over the summer months.

*Concourse Level Plan*-The second level of the space is dedicated to sports science and advanced training metrics in a human performance lab. Industry professionals including physical therapists, nutritionists, and specialized strength and conditioning coaches will lead evaluation and instruction. Athletes training for a professional career would benefit from elite level consultation in the lab on biomechanics, nutrition, psychology, strength and conditioning, and speed and agility. This group would heavily utilize the weights and cardio area, as well as the four-lane, 60-yd track and 30-yd field turf surfaces. *Projected construction budget: \$17,597,542*

### **Museum/Retail**

The Museum/Retail building is a mixed-use, multi-story building on the north end and adjacent to Iowa Arena, on the south side of E. 9th Street in the Iowa River Landing. This space will dedicate 25,000 square feet to a permanent home for the Antique Car Museum of Iowa and Johnson County Society Historical Museum; 25,000 square feet to office space; and 25,000 square feet to retail space.

### **Drury Hotel**

This hotel will be just the second Drury property in the state of Iowa, the first located in West Des Moines. The Iowa River Landing location will be a 180-room facility with a limited amount of meeting and conference space. Keeping with Drury Hotel traditions, guests will be treated to complimentary food and drinks during certain hours and Wi-Fi service.

### **Hotel 2/Mixed Use**

Hotel 2 will be a new lessor that currently owns and operates two additional hotels within the market and three others throughout Iowa and Nebraska. This mixed-use building will feature a 120-room hotel property, with a physical connection and walkway to the Iowa Fitness & Sports Performance Institute. To maximize the commercial value of the property, the main level will provide 6-8,000 square feet of retail space, which allows for easy flow of foot-traffic to area businesses from the arena and surrounding attractions.

### **Parking Ramp**

Located along E. 2nd Street, a 750-space, three-level ramp will serve Drury Inn guests, University of Iowa Hospital and Clinic patients, and arena patrons. The addition of this ramp to the Iowa River Landing will increase availability of parking as the amenities increase.

### **Mixed Use 1**

The Quarry Road Mixed Use building is a three-story building on the corner of E. 9th Street and Quarry that will consist of 40,000 square feet for ground-level, indoor parking; 20,000 square feet for retail space; and 60,000 square feet for residential condominiums. The Museums are currently located in this location; when

the Museums have relocated to their new, permanent home, demolition of the building will occur and new construction will begin.

### **Building C**

Building C is presented as a single project, though there will be two separate structures. Building C is composed of mixed use, multi-story buildings on the corner of East 2nd Avenue and East 9th Street in the Iowa River Landing. It includes underground parking, first floor retail space, 13 luxury townhomes for owner occupancy, and 64 urban condominiums available for lease in a variety of styles for, including efficiency and one- and two-bedroom units. Total square footage for the project is 158,781.

### **Building G**

Building G will be a mixed use, multi-story building east of Building C on East 9th Street in the Iowa River Landing. The building footprint is 17,080 square feet, with four floors totaling 68,320 square feet. The planned building includes retail space of 7,080 square feet on the first floor as well as a 10,000 square foot restaurant. The three upper floors will offer residential space.

Hayworth stated they are meeting with as many different users as possible prior to the final design and will take as many into account as possible. Haworth explained the sales tax funding stating it can be no more than an 85 acre district and any new sales tax permit applied for in that district after the State gives you the go ahead, you are able to capture the funding from that sales tax. Four of the five cents of the State's portion goes into a fund to pay either the bonds or cash loan. He stated it is sales and excise tax. Botchway inquired of the potential for job creation in that area. Hayworth stated they are working on that now and will have it all put together in the next few weeks. Hayworth stated there is one more hurdle which is the details of the original application. They have to provide exact details of what they will do for each piece. He stated it is an all or nothing deal; all buildings have to be built or it is nothing. Hayworth stated the successful arenas are the ones that open and operate without paying debt. If you can have the debt taken care of up front most can operate at least at break even. He stated the Coralville Mayor and Council have been very clear that this operation needs to open debt free.

### Update from Regional Affordable Housing Group (County)

Andy Johnson stated this is a group that was formed in response to a letter sent by the school district regarding housing issues. There have been two meetings and the goal is to set up a meeting schedule to meet quarterly. He stated the committee is still finding their way on what the role is and what kind of recommendation they can bring forward. At the last meeting they discussed definitions for common terms and spent a little time looking at the formation of a regional home consortium however a preliminary examination indicated there could possibly be some loss of fund by doing that. Since that time home funds going to Iowa City have essentially been cut in half and the future of the program is uncertain. The next meeting will be in December where they will follow up on discussions the district started in that one role of the group could be to look at issues entities could bring forward at the state and federal level regarding various funding sources. They will also discuss district facility planning and transportation planning.

### Disproportionate Minority Contact Issues (County)

Sullivan stated this is a two part issue. He reminded everyone that the county started a committee to look at disproportionate minority contact issues when they were talking about an attempt to have a new facility for the court house and jail. When that did not get enough votes they continued forward with the idea of having a committee. They were starting to make progress. They county had set aside some money for funding and they learned they had an opportunity for a grant which they applied for but did not get. The committee has not done much in the last four or five months but would like to pick the pace back up and would love to have participation from anyone. There is a little bit of model in that they have been doing the disproportionate minority contact required by law for juveniles for quite some time. LaTasha DeLoach will help inform the committee what they do on the juvenile end and how we can transfer some of that to the adult end. He stated the other part is he had an opportunity to attend a Joint Emergency Communication Center Board meeting with DeLoach where they had the opportunity to talk about points of contact. He stated decisions to send

vehicles are made by the local entity. That means we need to look closer at our own organizations as this means decisions are being made by us.

#### Participation by University of Iowa in future meetings (County)

Neuzil stated it would be an opportunity with the new president at the University of Iowa to extend an invitation that the University be aware of these meetings and potentially participate. He stated when you think about the kind of interaction the University has with our community it is pretty intense and there are times where there really is opportunity for collaboration community wide. He inquired how others felt about University of Iowa being invited to these meetings and maybe find some subjects, particularly on the facilities side and the public safety side. Those around the table were comfortable with that. Neuzil thought perhaps as we redefine this we could look at the title of what these meetings actually are. Everyone was comfortable with Joint Entities Meeting. Hayek stated as this group goes forward it would be valuable for the group to define the purpose of these meetings and what the individual entities hope to accomplish. He stated there is value in getting together around the table however defining an objective and focus would be helpful. Throgmorton agreed and stated one striking piece of this organization is it has no authority. He stated possibilities emerge among dialogue and discussion. Hoffman stated he believes it has to do with what are ways to collaboratively work together. Botchway stated that if we are going to be collaborative it would be a good thing to talk about some major issues. Dodds stated there is so much talk about communication plans between cities and it seems like there are a lot of rules written for everyone to try to stay and line with. She thinks what this group could be is a real living communication plan that is in action all of the time. She believes this is where things such as the minimum wage discussion should come first for everyone to give input and collaboration be found wherever and whenever possible. It is a place to come together and work together as a whole county and she doesn't think it needs to have authority, it needs to have dialogue. Hoffman agreed with Dodds as there is a lot of good dialogue but one of the things missing has been some movement as a group or some subsection of this group for actionable purposes.

#### Other Business

Botchway stated a decorum of professionalism across entities is important. He speaks for himself in that it becomes problematic. He has received comments stating it is interesting that elected officials are allowed to act that way and there is really no recourse. Moving forward he would like to see discussion regarding communication, collaboration and a level of decorum. Gross agreed and stated the need to hold each other accountable.

Nielsen stated North Liberty will be looking at instituting a contractor licensing ordinance. She stated if other entities were interested they could work to collaborate. She stated they are working with the Home Builders Association and will circulate the information regarding what they have done.

#### Next Meeting – Set Date and Location

The next meeting will be held on January 25, 2016 at North Liberty in the council chambers.

#### Adjourn

The meeting adjourned at 5:55 pm.