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MICHAEL J. HARRIS*
*Also admitted in Illinois

May 31, 2014
(via email only)

Mayor, Council Members,
and Staff
CITY OF UNIVERSITY HEIGHTS, IOWA

**Re: One University Place -
PUD Application**

Ladies and Gentlemen:

I am writing with respect to the Multiple-Family Commercial PUD application submitted by Jeff Maxwell May 8, 2014. The University Heights City Council set a public hearing on the application for 7:00 p.m. June 10, 2014, pending timely receipt of reports on the application from City staff. Nearly all of those reports have been received, and I am transmitting them to you by email, along with this letter.

Specifically, I am sending the following reports:

- **Coralville Fire Department** - letter from Chief Dave Stannard dated May 23, 2014
- **University Heights Police Department** - letter from Chief Ron Fort dated May 24, 2014
- **City Engineer** - memorandum from Josiah Bilskemper dated May 30, 2014 (this memo also includes comments from the City of Iowa City Public Works Department regarding water and sewer service)
- **MPO-JC** - staff report from Kent Ralston and Darian Nagle-Gamm dated May 30, 2014

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- City Housing and Building Officials - email from Norm Cate and Terry Goerdt dated May 30, 2014

At the time I am dictating this letter (May 30), I have yet to receive anything from the following entities, but reports have been requested, and I expect them to be forthcoming:

- City of Iowa City Transit Services
- MidAmerican Energy
- Mediacom

Moreover, I am including a "Supplement to the Multi-Family Commercial PUD Application of Jeff Maxwell" that I received from his lawyer, Tom Gelman. This document was provided as part of the PUD Application. It addresses certain PUD submittal requirements set forth in the City's Zoning Ordinance.

The informal City committee comprising Jim Lane, Silvia Quezada, MPO-JC representatives Kent Ralston and Darian Nagle-Gamm, and me as City Attorney will meet again June 3 with Mr. Maxwell and his representatives. I will send you a legal report regarding the PUD Application after that meeting.

In my opinion, sufficient staff and other reports have been received for the City Council to go ahead with the public hearing scheduled for June 10. That decision is, of course, for the Council to make.

Please call or email me if you have questions concerning this matter.

Very truly yours,

LEFF LAW FIRM, L.L.P.



Steven E. Ballard

SEB:jmd

cc: Mr. Kevin Monson

Mr. Thomas H. Gelman

jmd/SEB/UHts/1trMayorandCouncilrePUD 053114