

February 9, 2010

Proceedings of the City Council of University Heights, Iowa, subject to approval by the Council at a subsequent meeting. ALL VOTES ARE UNANIMOUS UNLESS OTHERWISE STATED.

REGULAR MEETING

Mayor From called the February 9, 2010 meeting of the University Heights City Council to order at 7:00 p.m.

Present: Mayor From. Council Members: Mike Haverkamp, Stan Laverman, Brennan McGrath, Amy Moore, Pat Yeggy. Staff present: Engineer Bilskemper, Attorney Ballard, Treasurer Kimura, and Clerk Anderson. Also present were Pat Bauer, Kathy Belgum, Carolyn Brown, Doug Elliott, Linda Fincham, Alice Haugen, Rosanne Hopson, Nate Kaeding, Al Leff, Catherine Lane, Jim Lane, Liesa Moore, Paul Moore, Dan Ouverson, Kevin Perez, Kent Ralston, Dell Richard, Mary Schmidt, Rich Schmidt, Mary Mathew Wilson, Larry Wilson, Gigi Wood, John Yapp and Jerry Zimmerman.

Absent: Police Chief Fort

The minutes of the [January 11, 2009](#) and [January 12, 2009](#) meetings of the Council were presented and approved by unanimous consent.

**Public Input:** It was stated that the sidewalk apron area near the bridge has a problem with pooling of water at times, and could anything be done. Streets and Sidewalks Chair Yeggy will look into the situation.

Paul Moore addressed the council regarding a restaurant that wants to occupy the Taste of Melrose space. Nate Kaeding, Dan Ouverson and Kevin Perez would like to open a new restaurant in the space. It would be open from 6:00 am until midnight. Moore stated they would like to make a change to the current liquor license to add "mixed drinks". He stated he wants them to serve alcohol only when serving food. The new restaurant and its menu will be family oriented with affordable prices. Plans including remodeling the interior and installing a patio along the length of the building. The owners hope to open June 1, 2010. Moore said if council members had questions or concerns to send them to him via mail or e-mail.

**Mayor's Report:** A [written report](#) was presented. Mayor From read a proclamation which proclaims the support of University Heights for the Sertoma Freedom Week which is the week of February 8. From also proclaimed February 14, 2010 as Salute to Hospitalized Veterans Day in University Heights.

Doug Elliott, Executive Director of East Central Iowa Council of Governments (ECICOG) distributed the 2009 annual report to the council. ECICOG promotes regional cooperation and provides professional planning services to 6 counties; University Heights is a member. Larry Wilson is the Johnson County citizen representative on the 21 member Board of Directors. Wilson commented that ECICOG provides an excellent service and people should take advantage of their services.

**Comprehensive Plan revision update:** John Yapp and Kent Ralston, JCCOG professional staff, provided a [summary report](#) on the public input regarding potential amendments to the Comprehensive Plan. 15 letters/e-mails and 52 on-line surveys were received in addition to the comments from the 60 people attending a public meeting/workshop held on January 26 at the University Athletic Club. Ralston stated they integrated comments that shared common themes. John Yapp clarified about zoning codes versus comp plans. He said a comprehensive plan should give guidance for a city's zoning code and that the zoning code should provide specific rules about what is and is not allowed.

Mayor From invited the public to give their input. Some public comments were: that the plan is focusing on a specific property with a specific development in mind; that the plan needs to look at the community as a whole; and that the process should not be rushed. There were comments that questioned the lack of financial information provided about the city and that the plan should not seriously impact a group of citizens unless there was compensation. The validity of the graphs used was questioned.

Council discussion followed the public input. Council member Yeggy clarified some issues about the city budget and history of the tax rates. Council member Laverman stated the three scenarios currently in the plan do not

represent what the city wants to do. Laverman also stated the plan needs to focus on the areas of the city that are not occupied by houses, that these areas need specific rules and regulations. Laverman suggested instituting a point system for future developments similar to a system used by Iowa City. Council member Moore would like improvements made to the zoning code, such as lighting, parking and signage issues.

It was agreed by the city council to provide additional opportunities for public input at the March 9 city council meeting. JCCOG staff was instructed to include the ideas council discussed in their next report. Yapp said they will provide text-based guidance on non-residential properties, look into a possible point system for developments, parking, lighting, density, signage, scale, traffic generation, aesthetics, cost of infrastructure, etc. They will remove the land-use scenarios from the plan. Yapp and Ralston said they would have this report ready by Friday, March 5<sup>th</sup> for review before the March council meeting. Mike Haverkamp will post the report on the city website at: [www.university-heights.org](http://www.university-heights.org)

**Legal Report:** A [written report](#) was presented by Steve Ballard.

Ordinance No. 179 was tabled until the March meeting.

**MOTION** by Laverman, seconded by Moore, to adopt Resolution 10-05 appointing Norm Cate and Terry Goerdt, as housing inspectors, to issue citations for failure to comply with the snow removal ordinance. **Carried.**

Haverkamp - Aye	Moore - Aye
Laverman - Aye	Yeggy - Aye
McGrath - Aye	

Attorney Ballard informed the Council that one of his law partners represents the group that would be opening the new restaurant. He indicated that he did not perceive that a conflict of interest was presented but wanted the Council to know about the representation in the interests of full disclosure.

**Clerk's Report:** A [written report](#) was presented. Clerk Anderson informed the council about items added to the web including rental permits and garbage and recycling information.

Council member Moore showed the council several designs created by Intrigue Graphics for a new city logo. The council chose a logo which will be used on city letterhead and envelopes as well as for t-shirts.

**Finance Report:** A [written report](#) was presented. Steve Kuhl, accountant for University Heights, led the discussion on the projected budget for fiscal year ending June 2011. Discussion ensued that adjusted several line items of the budget. Mayor From noted that both the city clerk and treasurer agreed to remain at their current salaries. Kuhl will recalculate the budget based on the council's recommendations and present the budget at the public hearing on March 9, 2009.

**Treasurer's Report:** All bills presented were approved by **unanimous consent.**

**Warrants  
January 13, 2010 through February 9, 2010**

Name	Amount	Name	Amount
Dennis Culver	128.22	IPERS	2,124.07
Matthew Fort	1,229.49	IPERS	63.40
Ronald Fort	882.62	ABC Solutions	24.95
Benjamin Lord	678.22	Paul J. Moore	35.00
Brad Reinhard	1,177.78	Paul J. Moore	867.00
Donald Strong	1,162.78	SEATS	689.86
McLeod USA/PAETEC	124.91	City of Iowa City	21,129.00
MidAmerican Energy	36.68	General Tree Service	720.00
MidAmerican Energy	28.40	Iowa City Press-Citizen	248.21
MidAmerican Energy	98.42	Johnson County Auditor	1,602.55
MidAmerican Energy	613.60	Johnson County Refuse, Inc.	7,728.50
Matthew Fort	1,187.90	O'Reilly Auto Parts	39.96
Ronald Fort	896.08	Radar Road Tec	140.00



## Mayor Report- February 2010

**Jan. 14, Jan. 21 & Jan. 28<sup>th</sup>- ICCSD Redistricting Committee Meetings.** School officials requested a rep from the city of University Heights to be part of the 38 person committee. (There is one rep from each City in the District along with several parents, teachers, principals representing all the schools) The school board hired a consultant group to guide the committee through a recommendation process to report back to them in February with 2-3 scenarios. Please continue to contact me with questions or comments.

**Jan. 21<sup>st</sup> -JCCOG- TTAC- Transportation Technical Advisory Meeting.** The purpose of the meeting was to consider a recommendation to the JCCOG Urbanized Area Policy Board on a list of projects to submit to Iowa DOT for Stimulus II funding. City engineer, Josiah Bilskemper, served as my alternate. If this bill passes, Iowa DOT estimates that JCCOG may be apportioned approximately \$3,606,819. University Heights street repair project on Sunset and Melrose was funded last year by the Stimulus I bill at \$50,000. I had Josiah submit the Melrose Avenue Wide Sidewalk project at it's current estimated project cost as a potential project. Preliminary discussion with JCCOG staff and DOT correspondence seemed to indicate this project was eligible. However, we learned from the DOT before the meeting that the project was not eligible because the STP funds of \$396,800 had already been reviewed and approved by the FHWA. Funding was recommended and divided between Coralville, Iowa City, Johnson County and North Liberty projects.

**Jan. 26<sup>th</sup>-Comprehensive Plan Meeting** at UAC with JCCOG professional staff, John Yapp and Kent Ralston conducting the work session to get public input. Approx. 60-65 people attended.

**Jan. 27<sup>th</sup>-JCCOG Urbanized Area Policy Board Meeting.**  
I was elected to a second term as Chair of this Board.  
The Board passed the Stimulus II recommendation by TTAC.

**Jan. 27<sup>th</sup>-Emergency Management Meeting.**  
Motion to publish their budget was approved.

**Jan. 28<sup>th</sup>- JCCOG Affordable Housing Meeting.**  
Staff reviewed History of Mobile Home/ Manufactured Housing

**Feb. 1<sup>st</sup>-Conference Board- Johnson County Assessor**  
Motion to publish their budget was approved. Mayor Pro Tem Pat Yeggy served as my alternate. Next meeting Mar. 1<sup>st</sup>.

**Feb. 2<sup>nd</sup>- JCCOG –RTBC Regional Trails & Bicycle Committee**  
The JCCOG staff will assist the RTBC with Transportation Enhancement grant applications and development of the JCCOG Metro Bicycle Master Plan.  
\*\*\*If further questions/comments about these committees feel free to contact me



Date: February 8, 2010

To: Louise From; Mayor, University Heights  
University Heights City Council

From: John Yapp; Executive Director *John Yapp*  
Kent Ralston; Assistant Transportation Planner *KR*

Re: University Heights Comprehensive Plan Amendments

At your request, JCCOG staff recently assisted the City with collecting and analyzing public input regarding potential comprehensive plan amendments related to the University Athletic Club and St. Andrew Presbyterian Church properties. The question of whether possible amendments to the University Heights Comprehensive Plan are necessary arose as result of the purchase of the University Athletic Club by the University of Iowa, and the potential of the St. Andrew Presbyterian Church property being sold to a private developer.

To obtain public sentiment regarding potential amendments to the Comprehensive Plan, staff provided three avenues for public to provide input:

- Mail or Email correspondence to JCCOG staff; 15 letters/email were received
- An on-line survey available on the City webpage; taken by 52 people
- A public input meeting held on January 26<sup>th</sup> at the University Athletic Club; attended by 60 people

Each of these means to provide input were advertised though a postcard mailing to each property owner and via the University Heights webpage.

Attached are the results of the public input process. The results were compiled by staff and efforts to retain the original intent of the correspondence were maintained to the best of our abilities. The results are presented by type of input received (mail and email, on-line survey, and public input meeting).

Please be prepared to discuss the results of the survey and provide staff with direction on what changes to the comprehensive plan are appropriate, if any. We will be available at your February 9, 2010 City Council meeting to answer any questions you may have.

# Public Input Meeting

The University Heights Comprehensive Plan Amendment Public Input Meeting was held on January 26<sup>th</sup>, 2010, at the University Athletic Club. Approximately 60 University Heights residents attended the meeting (according to the sign-in sheet). The meeting began with an overview of the existing University Heights Comprehensive Plan. JCCOG staff discussed why a comprehensive plan amendment may be necessary and then conducted a public input exercise. Below is a summary of common written responses received during the public input exercise, as well as a summary of dialog captured through notes taken by JCCOG staff.

## 1) What do you like most about living in UH?

- Quality of Life
- Character of the neighborhoods
  - Single family homes
- Housing stock has maintained value
- Safe neighborhoods
- Ernest Horn School
- Quiet
- Small-town feel
- Walkable community
- Good bus service
- Short commute to services/amenities
- Stable community (in terms of development)
- Influx of young families
- Green space - wildlife
- The people
- Knowing community members' voices can be heard
- Sense of independence
- Lack of government
- Lower taxes
- That it is not like Iowa City
  - In general
  - In terms of zoning
- Recognition of existing property owners
- That there is no commercial development or activity
- That there are regulations in place regarding rentals and unrelated tenants
- Lack of traffic
- UH has it all – accessibility, parks, recreation, schools – its good for all ages

## 2) What do you like least about living in UH?

- No neighborhood grocery store
- No common meeting places
- Traffic

- Potential widening of Melrose due to potential of more commercial property – further increasing traffic
- No alternative housing options for the aging population
- Rental housing
  - Concentration of rentals east of Sunset
  - No codes/enforcement to control maintenance of rental housing
  - Not enough funds for inspectors
  - Expansion of rental property with new development
- Not much diversity
- Lack of strong connections
- Inconsistent and lack of a community plan
- Noise
- Football season
- Fire response time from Coralville
- All 3 scenarios outlined for Comprehensive Plan amendment
- Uncertainty about future plans for UH
- Current commercial site (Taste on Melrose) is a revolving door
- That UH City Council would even consider proposed development
- Concern that council members will not represent majority of citizens

**3) Do you feel UH should be concerned with losing or gaining taxable property/tax base?**

- Raise property taxes
- Pat Bauer said tax base is not a concern
- This question plays to people's fears
- Development should not be considered out of concern for tax base
- Tax base needs to be increased
- Tax base is not a concern
- Don't want to lose services – city must remain financially stable
- Must choose developments carefully

**4) If the Athletic Club and St. Andrew Church properties are occupied by tax exempt entities, where should UH look to increase the tax base?**

- Development on Melrose (where higher traffic already exists)
- Development east of Olive Ct along railroad tracks
- Triangle property by railroad
- Conserve Swisher tract as green space/park
- Further develop area near Taste on Melrose
- High density on edge of town (near bridge)
- Upgrade area properties to increase tax base
- Increase assessed values of homes
- Turn St. Andrew property into residential
- For any new development – must guarantee adjacent property owners are protected against any loss in property values

## 5) What types of commercial businesses are/are not appropriate for UH?

Appropriate:

- Coffee shop
- Deli
- Bakery
- Small grocer
- Professional offices (law firm/insurance/doctor/dentist)
- Book store
- Restaurant
- Fitness center
- Space for a farmers market
- Must somehow serve/benefit residents

Not Appropriate:

- Large grocery store
- Chain stores
- Bars
- Liquor Stores
- Gas station/convenience store
- Laundry mat
- Anything that is TIF'd

## 6) What are the issues concerning structures with any proposed redevelopment of the St. Andrew Church Property?

- Keeping with the community aesthetics
- Building aesthetics
- Mass, height, and scale
- Light pollution
- Noise
- Density
- Parking
- Loss of trees/greenspace
- Negative environmental impact
- Storefront in front of building and parking should be in back/out of sight
- Adequate buffering
- The Landing in Coralville is a good model
- Needs to have good bike access
- Increased traffic
- University Heights must be proactive and negotiate compliance of community wishes in proposed development for both developers and the University

**7) What are the externalities that should be of concern with any proposed redevelopment of the St. Andrew Church property?**

- Congestion/traffic
- Pollution
  - Noise
  - Light
  - Air
- Signage
- Obstruction of views for existing properties in close proximity to new development
- Condos becoming rentals in new development
- Put in by-laws to prevent condos from becoming rentals
- Density
- Loss of green space/eco system
- Pedestrians at risk
- Noise from balconies
- Impact on snow removal for property owners across the street
- Street Widening
- Filling in the ravine
- Businesses that stay open late

**8) What are the transportation issues concerning any proposed redevelopment of the St. Andrew Church property?**

- Congestion
- Noise
- Increased traffic on side streets
- The need to widen Melrose Ave (especially in front of St. Andrew Church property)
- Illegal turns near the St. Andrew Church property
- Buses are already over capacity
- Parking must be buffered from adjacent properties
  - Located behind the buildings
- Safety concerns
- Stoplight on Melrose Ave and Sunset St will need improvement
- No need to change the design of the Melrose Ave/Sunset St intersection
- Better signage on Melrose Ave

**9) What public benefits/elements should be captured during a redevelopment of the St. Andrew Church property?**

- Open Space
  - Park/playground
- Transit Stop
- Landscaping
- Trees along Melrose Ave and Sunset St
- Trails
- Sidewalks

- Bike Parking
- Benches
- Multipurpose room for the community
- Convert church building into town hall, police department, and community center
- Redevelopment should enhance the neighboring properties
- Maintain the sensitive areas outlined in the 2003 comprehensive plan
- Evaluate each proposal on its own merit

**10) What other input regarding the Athletic Club and St. Andrew Church properties would you like to provide that has not yet been discussed?**

- Development needs to be thought through very carefully
- No tax incentives for the developer
  - Allowing TIFs will not result in lower taxes for residents
- Any increase in tax revenue that might be generated by the two properties will require additional city expenditures
- Prepare environmental impact statements for any redevelopment
- Prepare development criteria for Athletic Club and seek compliance from the UI
- UI should have to follow all regulations applicable to all other UH property owners
- If the St. Andrew Church property is rezoned, it will be more attractive for the UI to buy
- Ensure that any rezoning of the St. Andrew Church property is not followed by a sale to the UI at the rezoned level of permissible use
- Could allow duplexes along Melrose Ave
- Need to focus on a true comprehensive plan instead of focusing on a single development
- Update to comprehensive plan should include historic preservation
- Need to commit to preserve the sensitive areas if filling in the ravine and building a road
- Would like to see St. Andrew Church remain in UH
- If the point of the developments is to enable UH to continue, then why should they be allowed to destroy what most citizens cherish about UH

# Online Survey

University Heights initiated an online survey as a way to receive public input on the potential for Comprehensive Plan Amendments. The survey was launched on January 23, 2010 at 12:30 P.M. and was closed on February 3, 2010 at 10:30 P.M. 153 people visited the online survey site with 40 people completing the survey and 12 people partially completing the survey. Below is a summary of the responses received from the survey.

1) What do you like most about living in UH?

Housing Stock	0	0%
People	1	2%
Proximity to Hospital/Campus	24	46%
Neighborhood Feel	18	35%
Other (See below)	9	17%
Total	52	100%

Other:

- Proximity to IC/Coralville community
- Safety and security of the community
- All of the above, except I don't really know what Housing Stock means, if it means a collection of single family homes, then I agree
- Out of city limits, but make use of area hospital and campus.
- All the above, to make an all around neighborhood
- I think all of the above are great
- Safety + neighborhood feel
- Nice neighborhood that's SAFE
- Our home and yard

2) What do you like least about living in UH?

Traffic	9	18%
Noise	1	2%
Housing Choices	3	6%
Cost of Housing	3	8%
Other	34	68%
Total	50	100%

Other:

- Lack of street lights
- Rentals
- Streets aren't cleaned off terribly well
- Threats from developers
- Absence of long term lifestyle options for aging boomers
- Rude people yelling at public meetings
- Number of rental properties
- Increasing taxes

- NIMBY attitudes
- Lack of a true comprehensive plan that gives residents security in knowing that their neighborhood will not change drastically just because a new development proposal is brought to the UH City Council.
- NA
- Raising taxes to pay for everything that once individual homeowners paid for
- Perhaps that there is nothing to define this as a city
- Non conforming rental property
- Lack of community service i.e. quality road care, sewer
- NIMBY, exclusionary feelings in neighborhood
- Football Saturdays
- The lack of retail within walkable distances.
- Cost of Housing (lots for older stock) + no downtown gathering place (isolation)
- None
- Threat of overdevelopment
- It's just a bunch of houses, no "neighborhood places" for light shopping, coffee, or a place to see your neighbors
- Rentals
- Lack of businesses within walking distance
- Abusive Enforcement of Speeding Violations; lack of businesses and restaurants
- Lack of children in the neighborhood
- Lack of diversity
- Some of the homes are becoming rental property and beginning to not be taken care of.
- Narrow attitude of some community members
- Taxes and police coverage (way too costly)
- Problem of control of rental properties & of Teardown Houses
- It seems to be deteriorating as more houses become rentals
- Would prefer a more direct connection to bike trails (especially for families with young kids). In addition, there are not sidewalks on many streets in UH, which means pedestrians must walk in the road--again, not ideal for young kids. Direct connections to bike trail networks and safe sidewalks are what I miss most about my old neighborhood.
- Want Taste on Melrose to remain open

3) Do you think UH should be concerned with losing or gaining taxable property/tax base? Government and religious owned properties can be exempt from paying property taxes St. Andrew Church is currently tax exempt Redevelopment of the St. Andrew Church property will likely increase the City's tax base

Not Concerned	9	17%
Low	8	15%
Moderate	7	13%
High	28	54%
Total	52	100%

4) If increasing the tax base is a concern, where should UH look first to expand commercial or mixed-use development?

St. Andrew Church Property	32	64%
University Athletic Club Property	4	8%
Swisher tract (wooded area north of Sunset/Golfview)	1	2%
Melrose Ave. across from current business (scenarios 1-3 2006 plan)	3	6%
Other	10	20%
Total	50	100%

Other:

- Nowhere
- None - we do not need commercial development - we are close to downtown, Mormon Trek, etc
- None of these options. The only viable option is to redevelop the current commercial district and possibly add the Moore property to the west of Golfview.
- I don't think UH should expand any commercial or mixed-use development
- ST. Andy's b/c least impact of demolishing others homes
- Both UAC and St Andrew
- Possibly blending Melrose options with St. Andrews
- Must we develop?
- Insufficient information--I am a new resident
- Along Melrose

5) What type of commercial businesses is most appropriate for UH?

Retail	4	8%
Grocery	11	22%
Restaurant	18	35%
Other	18	35%
Total	51	100%

Other:

- None
- Mixed use of all of above plus residential
- Coffee shop, professional offices, hair salon, deli shop
- One that will benefit the residents of UH and not create additional problems such as traffic, noise/light/air pollution
- Combination of all of the above
- Mix of small business not grocery
- Anything that serves the surrounding neighborhood
- Businesses that cater to the neighborhood
- All of the above and more.
- Restaurants, groceries, delis, dental, - small space therefore can't be too big
- Mixed use development
- All of the above (small grocery), flower shop, gift shop, coffee place (Java House!) lawyer, accountant
- residential

- Coffee Shop, small grocery
- Coffee shop or restaurant would be nice
- Grocery and/or restaurant not. e.g., law offices
- Combination of any of the above in smaller size
- Anything that can survive

6) What is the most important issues concerning structures with any proposed redevelopment of the St. Andrew Church Property?

Ownership (the University is exempt from zoning restrictions)	18	35%
Layout and aesthetics	11	21%
Mass, height, and scale	11	21%
Other	12	23%
Total	52	100%

Other:

- All of the above, but a true comprehensive plan does not focus on a single development; it is structured on the community as a whole.
- Number of cars
- I think all of the above are concerns
- Tx Expt status = no revenue- with GREAT RECESSION we need to be fiscally prudent
- difficulty to get community to see necessity of such
- The local church leadership do NOT have permission to sell St. Andrew. It has not been approved.
- of these three, ownership
- Keep as church
- I feel the city needs to consider the location for tax base purposes. Also any development should complement the community
- The attempts of the council to over bypass zoning board's recommendation
- Traffic, neighborhood disruption
- The developer

7) What is your primary concern with any proposed redevelopment of the St. Andrew Church property?

Noise	3	6%
Light	6	12%
Odor	1	2%
Signage	4	8%
Other	38	73%
Total	52	100%

Other:

- Increased population density, increased traffic, height of building, noise
- Traffic
- Traffic Flow on Melrose, particularly during construction
- Traffic/ environmental impact

- Scale of project related to existing uses
- Traffic and losing the pedestrian feel
- I support the concepts of the Maxwell proposal but want to make sure the above items and traffic are addressed appropriately
- None, it seems reasonable
- All of the above and also density, parking, rental versus owner-occupied, esthetics, trees, landscaping, etc.
- Both noise and signage
- None of the above
- Traffic increase
- I think it should be aesthetically pleasing
- Concerned it will eventually fall to University control and the town will have no ability to impact how the land is used.
- Traffic
- Doubling the population/sewer load
- All of the above are concerns
- My concern is that the development be high quality and that it contains some affordable housing set aside.
- All of the above + controlled lighting, terrible for neighbors abutting new blg. if flood lights on all night
- High Density and Scale
- It cannot be redeveloped until it has been approve by the membership of the church which at this point it has not.
- Traffic, then noise, light, crime
- Traffic
- Traffic & density of people
- A tax-exempt entity developing it
- Not concerned
- Traffic
- None
- Declining property values
- Traffic
- Overdeveloping in relation to traffic
- Adding more traffic on a narrow road
- Nothing
- The deterioration of surrounding homes as the owners move out. It seems to me this will accelerate the deterioration of our community.
- Traffic congestion and noise (they go together)
- None
- Destroying any legal history that citizens of University Heights have fought to keep zoning low (ie Neuzil Property) and to keep traffic simple (ie. state government interest in widening Melrose and our responsibility in adding to the traffic concern on Melrose)
- Number of renters

8) What is your primary concern regarding transportation issues with any proposed redevelopment of the St. Andrew Church property?

Congestion	25	48%
Parking	7	13%
Noise	2	4%
Other	18	35%
Total	52	100%

Other:

- As presented, the plan has widened Melrose and bus lanes
- None, Melrose and Sunset can handle the traffic
- Parking, Access, Congestion, Noise
- As planned none, as it is paying for street changes
- Flow and management of traffic
- Congestion and noise
- None of these issues concern me.
- Congestion + egress from area by shoppers/owners
- All of the above
- All of the above.
- Not concerned
- None
- Amount of traffic on grand
- Danger of what would be a new intersection
- None
- Ugly parking lots. Who wants to live next to that?
- None
- Neighborhood disruption

9) What public benefits/elements should be captured during a redevelopment of the St. Andrew Church property?

Transit stop	4	8%
City plaza/open space	26	52%
Trails/sidewalks	4	8%
Landscaping	6	12%
Other	10	20%
Total	50	100%

Other:

- Something like Birkdale
- All of above
- Preserve neighborhood feel
- I not in favor of the St Andrew development in the current proposal at all
- City offices, plaza, town hall, DOWNTOWN leisurely meeting place
- All of the above
- We already have these if needed. It would be repetitive
- Meeting room w/kitchen, and a city plaza
- Single family home sites, gives more taxes than now
- Leave as open space/park

10) What other input regarding the Athletic Club and St. Andrew Church properties would you like to provide that has not yet been discussed?

- I think if done thoughtfully development of the St. Andrew's site could be a great addition to UH.
- There will pass at least five years until the proposed redevelopment is finished, the apartments sold, and the tax gains tangible for UH. No one can predict what the financial situation of UH will be in five years. So, I don't see why we should take the risk of irreversibly change our low-height, quiet residential neighborhood into high-rise urbanized suburb now? There has never been shortage of revenue matching the needs of UH, which are small and easily satisfiable. Acting out of greed should not be condoned, as far as I'm concerned.
- I think it would be wonderful to have a communal area for our neighborhood to enjoy. Speaking as a younger family, we love the small town feel UH has. Change comes with the passing of time. Developing a city plaza would be a fantastic way to "run into" your neighbors more often.
- I really liked the retail/grocery concept.
- Integrity of person wanting to develop property. He knew we would turn down his original plan, so he submitted it anyway and then tried to look like Mr. Nice Guy by minimally downsizing. There should be more than profit motive by anyone outside the community who wants to develop here.
- UH needs to figure out who it is and how it will pay for services after 2020. CP process needs to deal with realities of UAC and SAPC not being fixed points around which the community is organized. Do we: 1) embrace centrally located property owners (UAC and SAPC) who want to redevelop their properties; or 2) do we plan to consume 15-20 residential properties in order to have a commercial development on the east side of town near the UIHC (or elsewhere on Melrose); or 3) do we do nothing about commercial development and watch our 80 year old streets and cracker box housing stock turn 100 years old in 2020 without having developed a plan to supplement the flat line revenue produced after 2020 by a relatively fixed century old property tax base.
- Environmentally sensitive land should be preserved
- There needs to be a better understanding of how losing Athletic Club tax payments will affect the U Heights budget in the next 15 years. In addition if St. Andrew Church property is developed what will be its impact on revenues for the city.
- We need to do the Maxwell project if St. Andrew Church decides to move.
- I think that these properties should be carefully developed as multi-use areas, including relatively high-density condos.
- Why is this survey designed to specifically ask questions about the Athletic Club and St. Andrew? If this were a true comprehensive plan, it would focus on the neighborhood, the needs of the residents and not a specific development proposal. Start with the recommendations of the UH Zoning Commission regarding specific development proposals and focus on designing a comprehensive plan that allows UH to retain its community and neighborhoods, not focus on development. The proposals that have been brought before UH in the past few years have been thoughtfully and carefully addressed by the UH Zoning Committee. The majority of the current council is only interested in \$\$\$, not the UH community.
- Important not to be too big, but have the right mix of business.
- A reasonable upper scale condo (as in not students) plus small business mix will add to the flavor of our community and relieve tax burden at the same time.

- needs to be a good mix of residential, retail and green space
- I would hate for this to become part of the U of I property.
- I think any development on either property needs to be cognizant of the Birkdale properties and their needs.
- I think development of either or both properties is fine, including ownership by UI, a church or a private business.
- University Heights is a small community. I don't think adding commercial development helps UH. The one good business we have now, Taste on Melrose, is closing.
- Medium density development at this location will change the character of University Heights for the better. Our community needs more retail and housing options, and we should take advantage of our strategic location to build housing that nudges our town toward greater environmental sustainability--adding units to UH full of 100-300 people who are more likely to walk places, to bicycle to work at the University of Iowa, or to use conveniently located public transportation is an opportunity we pass up at our peril. University Heights needs to stop thinking of itself as a glorified subdivision that happens to have a city charter and embrace inevitable change that will happen regardless. Our real choice is whether to plan for it or have it happen after more of our community becomes owned by absentee landlords. (and if you can't tell that this was written by Donald Baxter, it was).
- 1. Tax Revenue - I'm concerned about local budget revenue + rainy day fund. We need to plan with the best of intentions and not our emotions and nostalgic memories. The UH needs to operate with a budget to maintain, upgrade and keep our neighborhoods beautified (e.g., tougher control on rentals). 2. UHs Needs A Downtown. We need a central place (beyond Dental office, Taste of Melrose) for UH residents solidifies community feel. We need some downtown type options. Someone from the Jan. 26, 2010 focus groups said SUPER WALMART would be here soon and we'd get everything from there. That's not an acceptable downtown. 3. Senior Alternatives. Many longtime residents have left UH kicking and screaming b/c they need to down-size. Why not create a residential opportunity for down-sizing folks with mix-use blg. 4. DON'T PAY TAXES, NO UHs 4 U. I'd rather see a tax paying entity than a 503(c) take up land, congest the streets, and make us pay for their sidewalk repairs. Sure St. Andy's is a church, but it doesn't help us pay our bills.
- I will submit letter before Feb 3.
- You must understand that the membership of the church has not voted to sell the church. IT DOES HAVE TO GO THROUGH ANOTHER VOTE BY MEMBERSHIP AGAIN. CURRENTLY THE CHURCH IS NOT MAKING BUDGET THEY HAVE NO BUSINESS STICKING THEIR NECK OUT MORE. MORE AND MORE MEMBERS ARE FIGURING THIS OUT. LOCAL LEADERSHIP OF ST ANDREW DOES NOT HAVE AUTHORITY TO DISPOSE OF THE CURRENT STRUCTURE. IN FACT THERE IS NOW MORE DISCUSSION ABOUT REMODEL ESPECIALLY IN THESE DIFFICULT ECONOMIC TIMES.
- If the St. Andrew property is re-zoned, we'd prefer that it be multi-family, but also that height restrictions be included so that any new development is less than 3 or 4 stories so as to remain within the character of UH as a residential community. We'd also request a better explanation of the city budget from the mayor and council members--i.e., a justification (based on the city's budget) as to why commercial development is necessary. We don't feel our city leaders have done an adequate job of justifying the size/scope of a proposal like the Maxwell proposal. If the rationale is that a development the size of the Maxwell proposal would lead to a reduction in UH residents' property taxes, we'd would like to see an analysis/breakdown as to how much this savings would

be, especially when the cost of additional police and other expenses are factored into the equation. Favoring a commercial or mixed-use development such as the Maxwell proposal primarily so that people can walk to get a gallon of milk or eat at a restaurant is not enough to warrant a zoning change of the St. Andrew property to commercial/mixed use. We'd much rather see commercial development, if necessary, on Melrose at or near the current commercial businesses. The Taste of Melrose location, which reportedly is closing soon, would make a great place for a grocery (one with a coffee bar), and the surrounding district would make for a fine city 'center.'

- What are the intentions for the Athletic Club property
- Keep single family development. enforce rental ordinance
- I believe that in order for this town to not be considered the town "that you can't speed in" or the town where young professionals like myself feel unwelcome we must develop a space that makes our town attractive to all types of residents. A modern shopping center with restaurants, coffee shops, shopping, and living spaces would really make our town a better place to live.
- University Heights needs some businesses!! There's nowhere to walk to where you can get food, relax, study, etc. besides the Taste on Melrose restaurant.
- Although we live on Grand Ave and have some concerns about increased traffic, overall we are very supportive of a development at St Andrews site and would love to see a small grocery, coffee shop and/or restaurant go in there.
- As a long time resident of UH, I would like to see the spaced used for sustainable, and useful economic purposes that provide commerce and boost a sense of community,
- Why is the council trying so hard to get a development? Why does the council want to over-ride the zoning board? I would be against anything that is primarily for raising money to pass through to unneeded activities of the council.
- Nothing at this time
- For #9: We also think City Plaza/ open space as important. In addition, we need to continue City support for IC Public Library.
- I was comfortable with Maxwell's last plan.
- I think it is preferable to have non-University ownership of the properties (or at least, St. Andrew's). However, that being said, I think that the aesthetics and overall size are extremely important to maintaining the neighborhood feel, and the planned uses need to be carefully explored to avoid increased traffic congestion, etc. It would be nice to have some businesses within walking distance that were useful to UH residents: restaurant, coffee shop/bakery, bookstore, small market, etc. Professionals like dentists, optometrists, etc. would be another possibility.
- Make that location the commercial area and delete the Melrose/Olive Ct/Leamer Ct commercial areas from ALL 1, 2, 3 scenarios from 2006 Comp Plan. NO TEAR DOWNS!!!
- I thought this issue was resolved last fall when city council voted it down. Why are we doing this again?

# Mail and Email Correspondence

The following are comments obtained from correspondence sent to the office of JCCOG in regards to the potential amendments to the University Heights' comprehensive plan. The public was allowed until February 3rd, 2010 to submit comments. Correspondence was received from 15 participants. Recurring commentary is noted in parenthesis.

## Things people like about UH

- People
- Neighborhood Feel (4/15)
- Community and single family houses (3/15)
- Existing multifamily housing fits neighborhood quality
- Enjoys UH because of distance to hospital, stadium, and other amenities (4/15)
- Quality of life
- Towns view on safety (2/15)
- Low Taxes
- Walkability
- Economic Stability

## Things that people like least about UH

- Noise (2/15)
- Lack of concern for neighbors (2/15)
- Traffic
- Cost of Housing
- Increase in rental property (2/15)
- Football Season

## Comments on Process

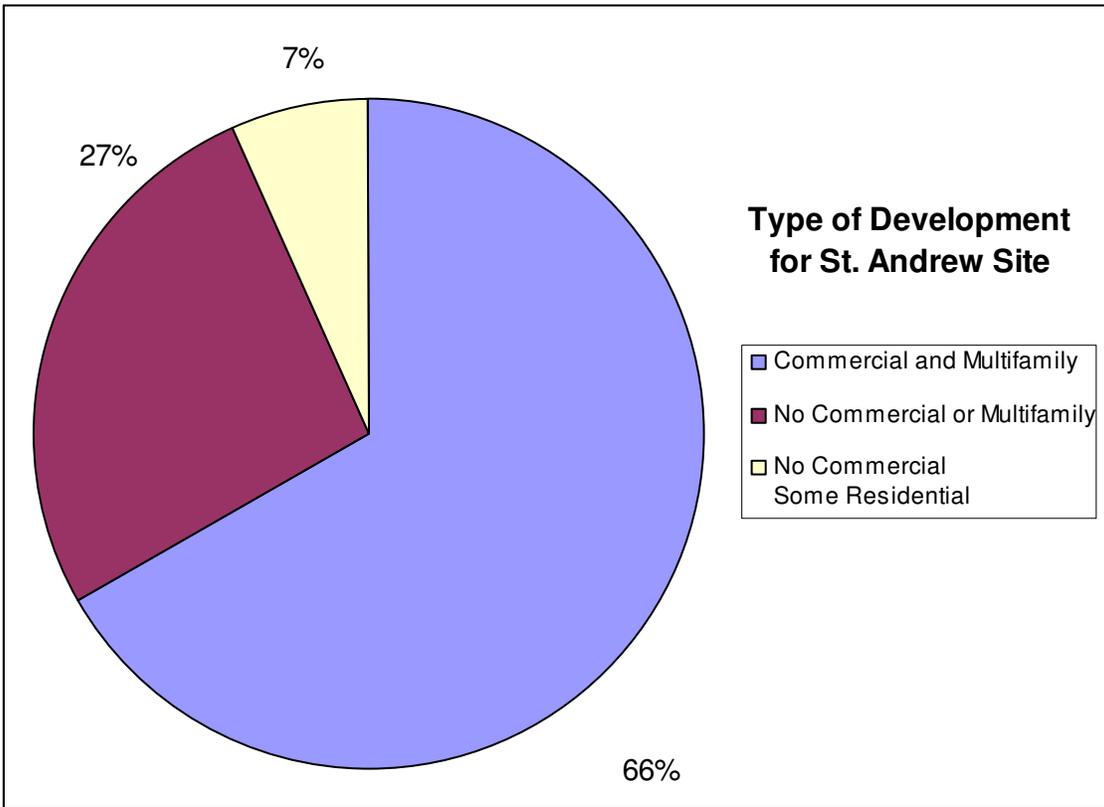
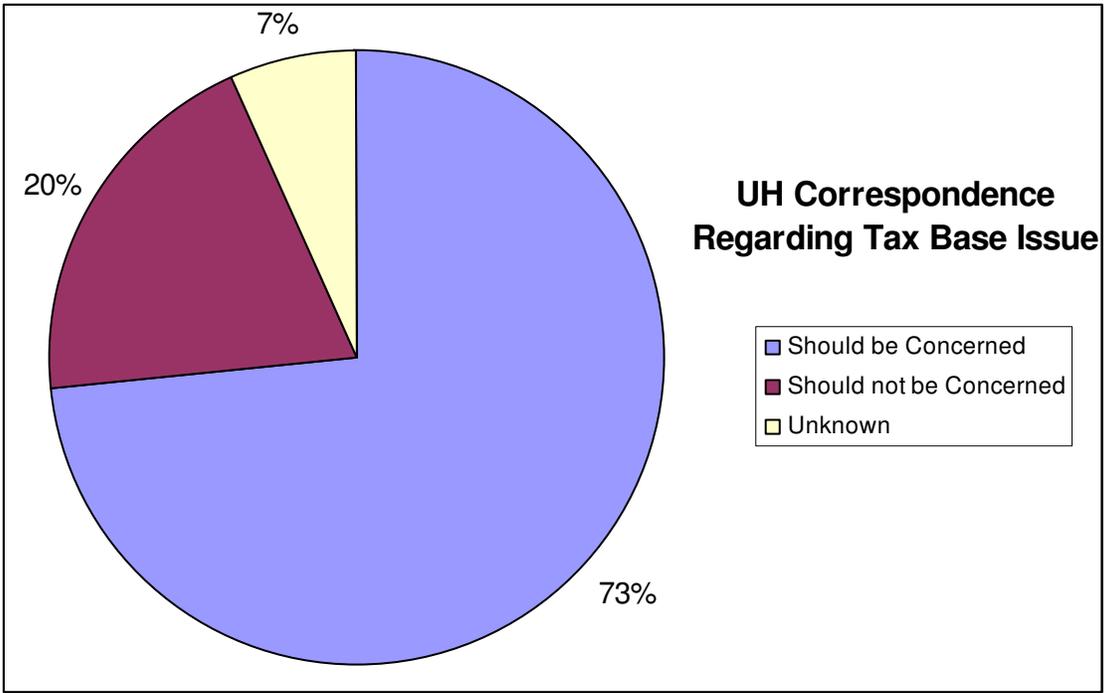
- UH should be concerned about taxable property/tax base (11/15)
- Not concerned about taxable property/tax base (3/15)
- New development could provide tax base lost from the reallocation of the University Athletic Club the University
- Support for rezoning to commercial development
- Believed the City acted irresponsibly when denying the rezoning
- New commercial development essential to the survival of the town (3/14)
- Tax base is clouding people's judgments on rezoning decisions
- Comprehensive Plan should remain the same (2/14)
- Other items needed to be incorporated into comprehensive plan
  - Strengthen housing regulations
  - Strengthening neighborhood sense of place
  - Incorporate neighborhood historic preservation
  - Revisit Planned Unit Development ordinance
  - Create more well defined/regulated business district for commercial zoning
  - Suggestions creating better relations between adjacent development boarding UH

## Comments on Development

- In favor of commercial and multi-family development on St. Andrew site (10/15)
- In favor of no commercial development in UH (4/15)
- In favor of other locations for commercial development outside of St. Andrew Site
- Issues concerning structures are layout and aesthetics, nothing else
- Development should provide amenities available for daily life
  - gourmet food/restaurant (2/15), dry cleaners, professional offices (2/15), books/art, coffee shop, grocery/deli (2/15), shops in general (2/15), multifamily housing, only single family housing (1/15)
- Provide space for high end condos for UIHC employees
- Will provide a unique identity to University Heights
- Will provide an opportunity for the City to prosper and grow
- New Development will enhance the City and make it a better City to live in
- Consider other sites if this site wasn't originally in the comprehensive plan
  - University Athletic Club (1/15)
  - Swisher tract (2/15)
  - Triangle Tract along railroad/south of Melrose Ave.
  - General area where La Taste on Melrose is located
  - UH should increase tax base at the corner of Melrose, Golfview, and Leamer (2/15)
  - None: decrease expenditures
- Other benefits would like to see with redevelopment of St Andrew Church Property
  - Transit stops (2/15)
  - Trails/sidewalks (2/15)
  - Landscaping (3/15)
  - City plaza/open space (3/15)
  - Multipurpose room that can be used for meetings
- Concern about the ownership of the property (2/15)
- Concern about a need for extra police

## Comments on Construction and Structure

- Noise (4/15), light (4/15), odor (2/15), signage (2/15)
- Environmental issues – Pollution, water runoff (4/15)
- Not concerned about increased traffic/parking (2/15)
- Concerned about increased traffic/parking (5/15)
  - Congestion (4/15)
  - Parking (3/15)
- Not concerned about development mass, height, and scale
- Concerned about development mass, height, and scale (4/15)
- Concerned about layout and aesthetics (3/15)
  - Concern with compatibility of development with the neighborhood



\*All Graph data is from a total of 15 pieces of mail and email correspondence

## February '10 – City Attorney's Report

1. **Ordinance 179 – Increasing Fine for Illegal Parking.** You will be voting on the first reading of proposed Ordinance No. 179, which increases the fine for illegal parking \$10.00 to \$20.00 (\$25.00 if not paid within 30 days). This ordinance was drafted in consultation with the University Heights Police Department, and represents another effort to deter illegal parking. A copy of the proposed ordinance is attached.
2. **Resolution authorizing housing inspectors to issue snow removal citations.** You will be voting on Resolution No. 10-05, which appoints the City's housing inspectors as individuals authorized to issue municipal infractions for violations of the snow removal ordinance (No. 82). That ordinance provides that the City Clerk, the Clerk's agent(s), and members of the Police Department may issue citations. The resolution appoints the housing inspectors as the Clerk's agents for this purpose. Copies of the proposed resolution is attached.
3. **Wide Sidewalk Project – Construction Easements.** Similar to last month, you will be considering Resolution No. 10-06 authorizing the Mayor to enter into temporary construction easements with owners of property abutting the Melrose Avenue Wide Sidewalk Project. These easements permit construction workers temporary access to come upon portions of private property just to complete the work on the sidewalk. Copies of the proposed resolution and easement agreement are attached.
4. **Wide Sidewalk Project – Acquisition Agreements.** Also similar to last month (and item #3 above), the Melrose Avenue Wide Sidewalk Project requires that the city acquire (purchase) very small amounts of property from a few owners. The council asked Shive-Hattery to negotiate this acquisition, and funding is in the project budget. You will be considering Resolution No. 10-07 authorizing the Mayor to enter into an agreement to purchase these small portions of property. Draft copies of the resolution and purchase agreement are attached.
5. **Rental housing enforcement updates.** I have met with our new housing inspectors, Norm Cate and Terry Goerdt, about suggested revisions to our ordinances concerning rental housing, building codes, nuisance houses, and related matters. Norm will be providing a memorandum suggesting particular revisions. I will keep you apprised of progress. Also, we have updated the rental housing brochure to include current contact information of City officials, including the new housing inspectors.
6. **Budget for legal fees.** I have submitted a budget for legal fees for FY10-11 to Lori Kimura. My estimate for 'regular' services is \$40,000. Anticipated St. Andrew matters will increase that amount significantly, but those fees will be reimbursed as part of our agreement with the proposed developer, so those

additional fees will be a net-zero for budgeting purposes. I also suggest that the City budget an additional \$5,000 for rental housing code revisions.

7. **Sertoma Proclamation.** I am attaching a proclamation that Mayor From will be signing.

Leff/SEB/UH/UH Atty Reports/UHAttyRept February '10

## Treasurer's Report

January 2010

Our total revenue for the month of January was \$27,737.65 comprised of the following amounts:

Property Taxes	\$ 5,766.68
Local Option Sales Tax	\$11,165.42
Parking fines	\$ 100.00
Traffic Fines from Clerk of Court	\$ 5,893.34
Interest on bank accounts	\$ 123.49
Road Use Funds	\$ 6,887.95
Police Reports	\$ 7.00
Cable Franchise	\$ 8,345.84

Balances in the bank accounts as of 1/31/2010:

MidwestOne Checking Account	\$150,993.33
Hills Bank Money Market Account	\$ 23,282.56
CD at UICCU (due 2/28/11)	\$ 39,168.89
Forfeiture Fund	\$ 3,080.36

A special thanks to Louise for taking the time to meet with Steve Kuhl and helping get 2010-11 budget numbers together.

Snow removal costs through the end of January are \$20,555.00. We have \$23,000 budgeted.

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**RESOLUTION NO. 10-06**

**RESOLUTION AUTHORIZING THE MAYOR TO SIGN AND THE CITY CLERK TO ATTEST TEMPORARY CONSTRUCTION EASEMENT AGREEMENTS BETWEEN THE CITY OF UNIVERSITY HEIGHTS, IOWA, AND OWNERS OF VARIOUS PROPERTY ALONG MELROSE AVENUE FOR THE PURPOSE OF FACILITATING THE CITY'S CONSTRUCTION OF THE MELROSE AVENUE SIDEWALK IMPROVEMENT PROJECT**

**WHEREAS**, the City of University Heights has approved a construction project for the purpose of widening the sidewalk along Melrose Avenue; and

**WHEREAS**, construction of the project requires that the City have authorized access over and across the properties within and adjacent to the construction area; and

**WHEREAS**, the City of University Heights has negotiated a Temporary Construction Easement Agreement with the following property owners regarding the following properties, for the following consideration amounts:

<b>Name of property owner</b>	<b>Property</b>	<b>Consideration</b>
University of Iowa Facilities Corp.	1360 Melrose Avenue	\$350.00
Birkdale Condominiums Owners' Association	106 Birkdale Court	\$279.00
St. Andrew Presbyterian Church	1300 Melrose Avenue	\$1,815.00
Katherine Belgum	104 Sunset Street	\$260.00
Dell and Mary Richard	1250 Melrose Avenue	\$500.00
Leah and Morgan Cohen	1244 Melrose Avenue	\$400.00
Marian and Gabriela Muste	1236 Melrose Avenue	\$350.00
Chris and Kari Haganman	1232 Melrose Avenue	\$350.00
Karen and Charles Friedman	1222 Melrose Avenue	\$400.00
Little Hawk Properties, L.L.C.	1218 Melrose Avenue	\$350.00
Stephanie Dallenbach	1212 Melrose Avenue	\$400.00
Mark and Nancy Haganman	1208 Melrose Avenue	\$350.00
RMB Investments, L.L.C.	1202 Melrose Avenue	\$400.00
Teresa and David Giese	1138 Melrose Avenue	\$350.00
BVD	1128 Melrose Avenue	\$350.00
Timothy and Debra Lehman	1124 Melrose Avenue	\$350.00
Eleanor ter Haar	Lots 166 and 167	\$380.00
Paul Moore	Lots 277, 278, 279 and 280	\$1,968.00
		<b>\$9,602.00</b>

and

**WHEREAS**, a copy of the Temporary Construction Easement Agreement form is attached hereto.

**NOW, THEREFORE**, be it resolved by the City Council of the City of University Heights, Iowa, that:

1. A Temporary Construction Easement Agreement, in the form attached hereto, between each of the above-listed property owners and the City of University Heights, Iowa, regarding the above-listed properties and at the above-listed consideration, is hereby approved, and the Mayor is hereby authorized to execute four (4) originals of each Agreement, and the City Clerk is hereby authorized to attest the same, on behalf of the City of University Heights, Iowa.

Dated this 9th day of February, 2010.

Upon motion by \_\_\_\_\_, and seconded by \_\_\_\_\_,  
the vote was as follows:

	AYES:	NAYS	ABSENT
Haverkamp	_____	_____	_____
Laverman	_____	_____	_____
McGrath	_____	_____	_____
Moore	_____	_____	_____
Yeggy	_____	_____	_____

Upon Roll Call thus recorded, the Resolution is declared adopted this 9th day of February, 2010.

\_\_\_\_\_  
Louise From, Mayor  
City of University Heights

ATTEST:

\_\_\_\_\_  
Christine M. Anderson, City Clerk

Steve/UH Resolutions/Resolution 10-\_\_ 0210 TempConstEasmAgmts

**RESOLUTION NO. 10-07**

**RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN OFFER TO BUY REAL ESTATE AND ACCEPTANCE ADDRESSED TO OWNERS OF VARIOUS PROPERTY ALONG MELROSE AVENUE FOR THE PURPOSE OF FACILITATING THE CITY'S CONSTRUCTION OF THE MELROSE AVENUE SIDEWALK IMPROVEMENT PROJECT**

**WHEREAS**, the City of University Heights has approved a construction project for the purpose of widening the sidewalk along Melrose Avenue; and

**WHEREAS**, construction of the project requires that the City obtain title to certain portions of the property within the construction area; and

**WHEREAS**, the City of University Heights has negotiated an Offer to Buy Real Estate and Acceptance with the following property owners regarding the following properties, for the following consideration amounts:

<b>Name of property owner</b>	<b>Property</b>	<b>Consideration</b>
St. Andrew Presbyterian Church	1300 Melrose Avenue	\$2,571.52
Paul Moore	Lots 277, 278, 279 and 280	\$2,716.00
		<b>\$5,287.52</b>

and

**WHEREAS**, a copy of the Offer to Buy Real Estate and Acceptance form is attached hereto.

**NOW, THEREFORE**, be it resolved by the City Council of the City of University Heights, Iowa, that:

1. A Offer to Buy Real Estate and Acceptance, in the form attached hereto, between each of the above-listed property owners and the City of University Heights, Iowa, regarding the above-listed properties and at the above-listed consideration, is hereby approved, and the Mayor is hereby authorized to execute four (4) originals of each Offer, and the City Clerk is hereby authorized to attest the same, on behalf of the City of University Heights, Iowa.

Dated this 9th day of February, 2010.

Upon motion by \_\_\_\_\_, and seconded by \_\_\_\_\_, the vote was as follows:

	AYES:	NAYS	ABSENT
Haverkamp	_____	_____	_____
Laverman	_____	_____	_____
McGrath	_____	_____	_____
Moore	_____	_____	_____
Yeggy	_____	_____	_____

Upon Roll Call thus recorded, the Resolution is declared adopted this 9th day of February, 2010.

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Louise From, Mayor  
City of University Heights

ATTEST:

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Christine M. Anderson, City Clerk

Steve/UH Resolutions/Resolution 10-\_\_ 0210 Offer to Buy RE