

UNIVERSITY HEIGHTS, IOWA

1004 Melrose Ave.

June 10, 2014

Proceedings of the City Council of University Heights, Iowa, held at the Horn School, 600 Koser Avenue, subject to approval by the Council at a subsequent meeting. ALL VOTES ARE UNANIMOUS UNLESS OTHERWISE STATED.

PUBLIC HEARING TO CONSIDER THE PUD PLAN APPLICATION OF JEFF MAXWELL CONCERNING “ONE UNIVERSITY PLACE”, A PROPOSED REDEVELOPMENT OF REAL PROPERTY PRESENTLY OWNED BY ST. ANDREW PRESBYTERIAN CHURCH, AS WELL AS PROPERTY IMMEDIATELY TO THE EAST OF THE CHURCH.

Mayor From called the public hearing on the “One University Place” PUD to order at 7:21 p.m.

Public Comments: Pat Bauer, 338 Koser Avenue, Karen Drake, 322 Koser Avenue, Dave Shriver, 100 Sunset Street, and Michael Crocker, 1491 Grand Avenue, Jase Humphrey, 27 Prospect Place, Jeff Maxwell, Iowa City, addressed the council with their concerns.

Mayor From closed the public hearing at 7:48 p.m.

REGULAR MEETING

Mayor From called the May, 2014 meeting of the University Heights City Council to order at 7:01 p.m.

Present: Mayor From. Council Members: Mike Haverkamp, Jim Lane, Virginia Miller Zadok Nampala and Silvia Quezada. Staff present: Attorney Ballard, Clerk Anderson and Police Chief Fort. Also present were: Carla Aldrich, Pat Bauer, Michael Crocker, Karen Drake, Matt Fort, Jase Humphrey, Andy Dudler, Anna Hughes, Noah Hughes, Catherine Lane, Jeffrey Maxwell, John McLure, Kevin Monson, Darian Nagle-Gamm, Josh O’Leary, Dave Shriver, Dan Stence, Alan Swanson, Ken Yeggy and Pat Yeggy.

Absent: Engineer Bilskemper and Treasurer Kimura.

The minutes of the May 13, 2014 council meeting were approved by unanimous consent.

Mayor From reopened the regular council meeting at 7:49 p.m.

Discussion of St. Andrew Redevelopment: Council member Lane began the discussion by stating the council was not prepared to vote on the PUD at the June meeting and it is not anticipated a vote will occur at the July meeting. There will be a work session before the July council meeting to review all the information and reports received at that time.

Several documents for the PUD application have been received and they have been posted on the city website. These include the Developer’s Agreement with an addendum and comments from MPOJC, the City Engineer, the Coralville Fire Department, the University Heights Police Department and the city’s Housing and Building department. City Engineer Bilskemper received comments from Mid America Energy and those will be distributed to the council. No financial reports have been received from the developer or the National Development Council and Lane does not expect a vote to occur until the financial data is received and shared with UHs citizens.

Council members Lane and Quezada have had several meetings with City Attorney Ballard, Kent Ralston and Darian Nagle-Gamm from MPOJC, Jeff Maxwell, Kevin Monson and Tom Gelman, to work on the Developer’s Agreement. Lane stated the agreement is a work in progress and has been issued in draft form.

Kent Ralston gave a brief overview of his report, which can be found on the city website. Council member Haverkamp stated that an area of concern for residents is traffic on Melrose Avenue, especially during peak hours. The traffic study commented on the split phasing at the Sunset Street and Melrose Avenue intersection, which prevents the simultaneously north/south movement of traffic on Sunset Street. East and west traffic movements on Melrose Avenue are able to occur simultaneously. But because of the skewed angle of Sunset Street, three lanes of traffic must wait for one lane of traffic to move. Ralston commented that by realigning the street, as proposed in the PUD, the efficiency the city can gain would be from a Level-of-Service (LOS) grade F to a grade C.

City Attorney Ballard commented the council will need to address zoning issues for the PUD. Ballard suggested the council review the documents and speak with the staff that authored the various reports.

Council member Quezada stated she and council member Lane have spent over 12 hours in conversations with the developer and staff. Quezada asks for public input and if there are “points of improvement” or concerns the council should consider.

Ralston also commented on the proposed left turning lane into the main entrance of the development and how the right-of-way (ROW) will be used. Ralston clarified that not all of the additional ROW will come from the south side of Melrose Avenue and he feels the ROW will come from both the north and south sides of Melrose Avenue but that will not be determined until the engineer “goes through the design process”.

Quezada inquired if a hybrid east intersection, with a separate north lane ending at the development, would present any problems. Ralston responded that if he feels there would be “some issues” with that concept. The amount of traffic needs to be as “balanced” as is possible and it would be difficult to keep vehicles out of the special lane.

Lane asked the developer when the financial information will be sent to the National Development Council. Maxwell replied he is working with his team and the Council to send the information in the requested format.

Ballard asked the council for direction on the possible zoning changes that need to occur for the property. Council directed Ballard to draft a report with recommendations.

A council work session will be held June 30th, at 7:00 pm. Location to be determined.

Council member Nampala Resignation: Council member Zadok submitted a letter of resignation, effective June 30, 2014. Nampala informed the council his wife accepted a position in Iowa Falls, Iowa.

MOTION by Haverkamp, seconded by Lane, to accept Zadok Nampala’s resignation from the city council, effective June 30, 2014. **Carried.**

Haverkamp - Aye	Nampala - Abstain
Lane - Aye	Quezada - Aye
Miller – Aye	

MOTION by Haverkamp, seconded by Quezada, to solicit applications for appointment to the remaining term on the city council. Applications are due by June 30, 2014. **Carried.**

Haverkamp - Aye	Nampala - Abstain
Lane - Aye	Quezada - Aye
Miller – Aye	

Mayor’s Report: A written report was presented.

Mayor From thanked Horn School and staff for providing the meeting space and to the staff at City Channel 4 for video-recording the meeting.

From commented on the June 3rd Farmers Market. The first market of 2014 had 21 vendors and record attendance. Special thanks to council member Haverkamp and his band for providing the music at the market. The next Farmers Market will be July 1st from 5:00-7:00 pm at the St. Andrew Presbyterian Church parking lot.

From stated she received a letter of resignation from Margaret Donnelly on the Board of Adjustments. Donnelly will remain on the Board until June 30, 2014. Interested residents who want to serve on the Board should contact the mayor by July 3, 2014. From thanked Donnelly for her four years of service on the Board of Adjustments.

Legal Report: A written report was presented.

MOTION by Miller, seconded by Haverkamp, to approve Resolution No. 14-15, authorizing the mayor to sign and the clerk to attest the FY2015 28E agreement between the City of University Heights and Johnson County for the provision of paratransit (SEATS) services in University Heights for FY2015 at a rate of \$8,443.92. **Carried.**

Haverkamp - Aye	Nampala - Aye
Lane - Aye	Quezada - Aye
Miller – Aye	

MOTION by Haverkamp, seconded by Nampala, to approve Resolution No. 14-16, authorizing the mayor to sign and the clerk

to attest the FY2015 agreement between the City of University Heights and the City of Iowa City for the provision of transit services in University Heights at a rate of \$35,522.00. **Carried.**

Haverkamp - Aye Nampala - Aye
Lane - Aye Quezada - Aye
Miller – Aye

MOTION by Miller, seconded by Lane, to approve Resolution No. 14-17, authorizing certain trees to be planted in city right-of-way at 230 Koser Avenue. **Carried.**

Haverkamp - Aye Nampala - Aye
Lane - Aye Quezada - Aye
Miller – Aye

MOTION by Lane, seconded by Quezada, to approve Resolution No. 14-14, authorizing the mayor to sign and the clerk to attest a renewal of the city office lease with Paul and Janet Moore. **Carried.**

Haverkamp - Aye Nampala - Aye
Lane - Aye Quezada - Aye
Miller – Aye

Clerk’s Report: A written report was presented. Clerk Anderson updated the council on the two rental permits listed on clerk report.

Public Input: None.

Finance Report: None.

Treasurer’s Report: A written report was presented. All bills presented were approved by **unanimous consent.**

**Warrants
May 14, 2014 through June 10, 2014**

Name	Amount	Name	Amount
Matthew Fort	1,479.32	Internet Navigator	24.95
Ronald Fort	1,545.56	Paul Moore	35.00
Erik Lippold	481.70	SEATS	703.66
Michelle Miller	1,366.88	Mediacom	109.95
Harold Plate	219.61	Allen Worden	4,027.50
Jeremy Stenda	1,640.40	Hawkeye Community College	85.00
Internal Revenue Service	2,640.12	Iowa Law Enforcement Academy	140.00
MidAmerican Energy	29.22	Ultramax	1,038.00
MidAmerican Energy	37.19	Stanard & Associates, Inc.	26.00
MidAmerican Energy	33.42	Staples	369.97
MidAmerican Energy	56.83	Westport Touchless Autowash	42.00
MidAmerican Energy	675.39	Terry Goerd	840.00
Christine Anderson	351.21	Norm Cate	490.00
Matthew Fort	1,661.49	City of Iowa City	4,016.95
Ronald Fort	1,729.82	VISA	415.40
Michelle Miller	1,646.25	Leff Law Firm, L.L.P.	35,870.43
Harold Plate	209.79	Total Tree Care of Iowa City LC	1,285.00
Nicholas Sherman	429.37	Shive Hattery	9,837.96
Jeremy Stenda	1,574.53	Louise From	30.00
Christian Jones	46.18	Virginia Miller	51.56
Nicholas Sherman	92.35	Iowa City Press-Citizen	594.00
Lori Kimura	280.24	Winkel, Parker & Foster, CPA...	1,630.00
Wellmark BC/BS	1,630.00	Hawkeye Community College	85.00
Internal Revenue Service	3,131.72	Pyramid Services Inc.	200.15
IPERS	3,328.74	Centurylink	154.82
IPERS	195.79	National Development Council	7,000.00
Hills Bank and Trust	30,336.42	Action Sewer & Septic Service	1,479.00
Paul Moore	867.00		

Total Receipts

\$ 36,994.47

Total Warrants

\$ 128,298.84

Community Protection: A written report was provided by Police Chief Fort. A written report was provided by council members Haverkamp and Nampala.

Police Chief Fort announced his intention to retire from the University Heights Police Department in September 2014. In July 2014, Fort will have served 10 years with the city.

The council appointed Mayor From and council members Haverkamp and Miller to serve on the interview committee. Attorney Ballard will send notice of the vacancy, with a list of qualifications and a description of the position, to the Iowa Law Enforcement Academy; the Iowa League of Cities; nearby law enforcement agencies; and other places identified by Chief Fort or other officers.

MOTION by Haverkamp, seconded by Nampala, to approve hiring Tyler Ohnemus, as a part-time police officer. **Carried.**

Haverkamp - Aye
Lane - Aye
Miller - Aye

Nampala - Aye
Quezada - Aye

Streets and Sidewalks: A written report was presented.

A written engineer report was presented. Due to Engineer Bilskemper's absence, Clerk Anderson read the engineer report to the council and audience.

Community Relations: A written report was presented.

Building, Zoning, and Sanitation: A written report was presented.

MOTION by Quezada, seconded by Nampala, to approve Resolution No. 14-18, authorizing the mayor to sign and the clerk to attest an agreement with Johnson County Refuse for refuse and recycling services for 2014-2019. **Carried.**

Haverkamp - Aye
Lane - Aye
Miller - Aye

Nampala - Aye
Quezada - Aye

eGovernment: A written report was presented.

Announcements: None.

The meeting was adjourned **by unanimous consent at 9:00 p.m.**

Attest: Christine M. Anderson, City Clerk

Approved: Louise A. From, Mayor