

June 30, 2014

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

SPECIAL COUNCIL MEETING

Mayor From called the June 30, 2014 special council meeting of the University Heights City Council to order at 7:02 p.m.

Present: Mayor From. Council Members: Mike Haverkamp, Jim Lane, Virginia Miller and Silvia Quezada. Staff present: Attorney Ballard and Clerk Anderson. Also present were: Carla Aldrich, Pat Bauer, Justin Doyle, Jase Humphrey, Catherine Lane, Jeff Maxwell, Kevin Monson, Kent Ralston, Larry Wilson, Mary Mathew Wilson and Ken Yeggy.

All Council members present; one seat absent due to Council Member Nampala's resignation.

Mayor From thank Horn School and its staff for providing the meeting space.

Council member Haverkamp began the discussion regarding the job description for the Police Chief position. The description is based on the duties Police Chief had prior to becoming the city's Administrative Police Chief. The annual salary will be \$50,000 but experience will be considered by the hiring committee.

MOTION by Haverkamp, seconded by Lane, to approve the job description for Chief of Police opening, as written, with an update of the 2008 statistics by Attorney Ballard. Carried.

Haverkamp - Aye Miller - Aye
Lane - Aye Quezada - Aye

Mayor From closed the special council meeting at 7:08 p.m.

WORK SESSION MEETING

Mayor From opened the work session meeting at 7:09 p.m.

Presentation of St. Andrew Redevelopment PUD Plan: Kevin Monson stated to the council there have been no changes to the Planned Urban Development (PUD) since it was submitted for council consideration. Monson hopes for open and free dialogue and he and the developer are present to answer any questions. They have seen the staff reports and are working with the National Development Council on the required financial information.

Attorney Ballard stated the Developer's Agreement is required by the city's zoning ordinance. It lists what is and is not allowable for types of businesses, hours of operation, planned use and other criteria. Council member Lane stated he would like the entire council's input on the draft agreement he and council member Quezada have worked on with staff members of MPOJC and the developer and his team.

Public Input: Pat Bauer, 338 Koser Avenue and Larry Wilson, 308 Koser Avenue, addressed the council with their concerns.

Discussion of St. Andrew Redevelopment: Council member Haverkamp commented that he liked the look of the original 3 story front building but he understanding the reasoning for reducing the height. He feels it is a "preferable compromise" that the tallest building is located at the back of the property. Council member Miller liked the aesthetics of the original 5-3 design and commented she thought it was more ideal.

Council member Quezada stated she tried to balance the interest of the residents on Birkdale Court, Sunset Street and Koser Avenue with their privacy and she wanted to prevent the look of a strip mall. Quezada said she would like an Iowa City downtown look and she likes that the bulkier building is located in the rear of the property. Monson replied that he and the development listened to the public input from the council meetings and the fall work session and the designs account reflect the input. By eliminating the underground parking, this freed up more of the site to provide a community area.

The underground storm water reservoir has been eliminated and the current design incorporates the uses of green roofs and bioswales to assist with storm water run-off. Monson commented that the city's ordinance does not consider "natural methodologies" and feels there will need to be further discussion on this issue. Monson feels this is a win-win as it they are addressing natural issues "sympathetically".

Quezada inquired if the developer would grant an easement to be located in front of the proposed city hall location, as opposed to receiving the easement from the condo association. This easement would allow for public events to be staged and would be subject to certain provisions agreed upon by all parties. Monson replied that the exterior spaces are owned and maintained by the condo association and not by the individual store owners.

Quezada stated that she would like to see a cap on renting commercial space to non-profit entities, so as to safeguard the city's property tax revenue from the development. Monson replied that if Gap financing is used, a minimum property tax requirement would be included in the plans which would address this concern. Haverkamp suggested adding language that any entity that does not pay property tax would need to pay towards city services. Haverkamp referred to the Payment in Lieu of Taxes (PILOT) agreement between the City of Coralville and the University of Iowa for the Iowa River Landing site. Council discussed a cap between 10-20% with the inclusion of PILOT language into the agreement.

Quezada commented on Section 3 which address fitness centers and stated she would like the document to address the same level of importance to the proposed city hall space. Haverkamp commented he would like to see the police department move to the building and it would be a 24/7 operation. Monson replied there is a "space holder" on the east side of the front building which would be configured with two offices, a restroom and a large open space with kitchenette. Council and developer addressed concerns about moving the police department to the new site due to limited number of parking spaces.

Lane requested in Section 3.K that snow removal to the south of the development be removed from the agreement. Currently, each property owner is responsible for snow removal on their property. Haverkamp stated he inserted this section into the agreement and feels this is a big issue. The sidewalk to the south of the development abuts property shaded and in a heavily vegetated part of the sidewalk. It was addressed that the new city snow removal company has equipment that can clear the sidewalks and that this needs to be addressed at a later time.

Quezada stated she would like to see a cap or escalation clause add to the agreement for rental units in the back building. Quezada states that citizens have a concern the units are not all rentals. Monson felt the price point would limit the number of rentals. Justin Doyle suggested that the National Development Council might want to comment on this issue.

Quezada inquired about the timing of construction language included in the agreement. Currently, the agreement states the developer has up to ten years for construction. Quezada wants to exclude subsections vii and ix in Section 7.A from the agreement as she has concerns this should not be included in the agreement. Doyle replied that subsections iii, vii and ix are all intertwined; local banks are looking at least 25% pre-sales before financing is considered.

Quezada asked if construction could occur on the front building while the developer worked on the pre-sales for the back building. Doyle replied that they have planned on a "single staged construction event" and there would be additional costs of construction was staggered.

Ballard commented that notice was published to address amending the zoning ordinance to increase the maximum building height and specify that "community space" is not included in the definition of "commercial space". Notice was mailed to proximate neighbors of the site. Monson stated that the current ordinance is not very explicit regarding ancillary issues, such as steeples, chimneys, etc. The city hall space would not be considered part of the commercial space in the main building.

Miller commented that she was not "sold" on a separate community space. Doyle stated that by having more commercial space in the plan this will decrease the amount of Gap funding needed for the project. Doyle commented he would try to break-down the amount of space verses funding needed for the council.

Miller inquired if there were grants for municipalities to building community centers. Ralston replied there are MPOJC grants used for safety improvements but he will have staff look into this. Ralston stated these grants are very competitive. Doyle commented that will be property tax revenue generated for the city which could be used to assist with funding. Haverkamp mentioned that Local Option Sales Tax (LOST) could help if passed by voters in the fall.

The meeting was adjourned **by unanimous consent at 9:15 p.m.**

Attest: Christine M. Anderson, City Clerk

Approved: Louise A. From, Mayor