

July 8, 2014

Proceedings of the City Council of University Heights, Iowa, held at the University Club, 1360 Melrose Avenue, subject to approval by the Council at a subsequent meeting. ALL VOTES ARE UNANIMOUS UNLESS OTHERWISE STATED.

PUBLIC HEARING ON PROPOSED ORDINANCE NO. 187, AMENDING THE ZONING ORDINANCE TO INCREASE MAXIMUM BUILDING HEIGHT AND SPECIFY THAT “COMMUNITY SPACE” IS NOT INCLUDED IN THE DEFINITION OF “COMMERCIAL SPACE”.

Mayor From called the public hearing on Ordinance No. 187 to order at 7:10 p.m.

Attorney Ballard reviewed the proposed changed to Ordinance No. 187. It increases the maximum height of the rear building to 91 feet, with “height” being defined as “the vertical distance from the highest point of the finished grade of any street on which the property abuts to the highest point of the roof or coping”. Additionally, the ordinance would specify that “public space”, as shown in the PUD application, would not be included in the definition of “commercial space”, which the ordinance limits to 20,000 square feet.

Public Comments: Larry Wilson, 308 Koser Avenue and Mary Mathew Wilson, 308 Koser Avenue, addressed the council with their concerns.

Mayor From closed the public hearing at 7:22 p.m.

REGULAR MEETING

Mayor From called the July 2014 meeting of the University Heights City Council to order at 7:09 p.m.

Present: Mayor From. Council Members: Carla Aldrich (appointed at this meeting to replace Zadok Nampala), Mike Haverkamp, Jim Lane, Virginia Miller and Silvia Quezada. Staff present: Attorney Ballard, Clerk Anderson, Engineer Bilskemper, Police Chief Fort and Treasurer Kimura. Also present were: Pat Bauer, Carol Ann Christiansen, Andy Dudler, Eunice Hunzelman, Jeff Maxwell, Larry Wilson, Mary Mathew Wilson, Art Nowak, Karl Robertson, John Roffman, Mary Schmidt, Rich Schmidt, Nick Sherman, Jeremy Stenda, Jane Swails, Ken Yeggy and Pat Yeggy.

The minutes of the June 10, 2014 council meeting were approved by unanimous consent. The minutes of the June 30, 2014 special council and work session meeting were approved by unanimous consent.

Mayor From reopened the regular council meeting at 7:23 p.m.

Public Comments: Jane Swails, 333 Koser Avenue, and Rich Schmidt, 207 Mahaska Drive, addressed the council with their concerns.

Vacant Council Position: Ballard reviewed the law to appoint a new council person to fill the remaining term for Zadok Nampala, who resigned June 30, 2014. Clerk Anderson reported she received applications from Carla Aldrich, 11 Leamer Court and Nicholas Herbold, 1250 Melrose Avenue prior to the June 30, 2014 due date. Herbold withdrew his application from consideration.

Aldrich gave an oral presentation before the council and answered questions from the public.

MOTION by Haverkamp, seconded by Miller, to appoint Carla Aldrich to the city council. **Carried.**

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

Ballard administered the Oath of Office to Aldrich and she joined the council.

Mayor’s Report: A verbal report was presented.

Mayor From thanked the University Club and staff for providing the meeting space and to John McLure for video-recording the meeting.

From commented on the July 1st Farmers Market. From thanked council member Haverkamp for arranging the music at the market and to Police Chief Ron Fort and Lieutenant Matt Fort for their assistance.

From stated she received two applications for the vacation Board of Adjustment position and will make a decision soon.

Legal Report: A written report was presented.

MOTION by Haverkamp, seconded by Quezada, to approve first consideration of Ordinance No.187, amending the zoning ordinance to increase maximum permitted height for the rear building in the Multiple-Family Commercial PUD portion of the ordinance and to specify that "community space" is not included in the definition of "commercial space" or included in the computation of "combined footprints".

After discussion, Council member Haverkamp withdrew his motions, with no objection from the Council, to allow Attorney Ballard to redraft the ordinance to include more specificity for the proposed development. The council will consider the revised ordinance at their August council meeting.

Council member Miller stated she does not support excluding the community space from commercial space and is in favor of building the community center. Miller has concerns there will not be enough parking spaces available, especially if meetings or events are held in the community space. Council member Quezada suggested adding language for 20,000 sq. feet commercial space plus the community space. Council member Lane stated he supports the change to the ordinance and by having the two spaces defined separately it will be "a cheaper dollar per square foot" for the city.

Ballard stated that Iowa City's council has adopted a resolution to place the Local Option Sales Tax (LOST) on the ballot November 4, 2014, for all Johnson County voters. The proposal would increase the sales tax from 6% to 7%. The tax will only pass and be imposed in the cities contiguous to one another if it is approved by a majority of all the votes cast in the cities contiguous to one another – University Heights, Coralville, Iowa City, North Liberty, and Tiffin. The city has until August 27th to determine how the city intends to use the funds and must state if any of the money will be used for property tax relief.

Previous LOST money was used to fund wide-sidewalk projects and other street repairs. Haverkamp suggested using the funds to pay for a city community center. Council members Miller and Aldrich suggested funds be used towards affordable housing and providing services to elderly residents, respectively. Council members Haverkamp and Lane will work on drafting the city's statement for the ballot.

Discussion of St. Andrew Redevelopment: Jeff Maxwell addressed the questions raised in the public input section of the meeting. Maxwell anticipates that all commercial space will be available for sale and he has no conflict with Jim Mondonaro potentially buying commercial space in the development. Maxwell also address the question regarding doing work for St. Andrew Church, which allegedly lowered the purchase price for the property. Maxwell stated the church had contacted Maxwell Construction Company to assist with their cost analysis of their various development options. The value of work the company does is competitively bid and is available for review.

Council member Lane commented that the city is waiting on Gap financing and information from the National Development Council and he anticipates there will be a need for another subcommittee meeting with the developer. Lane stated the developer was tasked with reducing Gap funding from \$6 million down to \$4 million. The proposed 7/1 development was presented to address this request but Lane commented he is unsure if it will work. Lane stated that nothing will be finalized until the city sees financial information.

Lane commented the current storm water retention ordinance needs to be address as it does not address the green roofs or bioswales as proposed in the PUD. Further discussion needs to occur on a cap for rental units in the development and discussion of an easement by the community center.

Clerk's Report: A written report was presented.

Finance Report: A written report was presented. Council member Lane presented a fiscal year budget summary to the council and highlighted key points.

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

**Warrants
June 11, 2014 through July 8, 2014**

Name	Amount	Name	Amount
City of Iowa City	13.56	Internal Revenue Service	6,838.38
Matthew Fort	1,381.50	MidwestOne Bank	8.00
Ronald Fort	1,746.03	Treasurer State of Iowa	3,077.00
Michelle Miller	1,427.75	Iowa Workforce Development	1,019.37
Harold Plate	181.40	IPERS	227.78

Jeremy Stenda	1,659.53	IPERS	3,735.62
Nicholas Sherman	1,475.25	City of Iowa City	3,851.41
Internal Revenue Service	3,009.06	L.L. Pelling Co., Inc.	3,199.50
MidAmerican Energy	30.77	Paul Moore	867.00
MidAmerican Energy	38.04	Verizon Wireless	220.34
MidAmerican Energy	675.40	Welt-Ambrisco Insurance	984.00
MidAmerican Energy0	67.17	Paul Moore	2,306.53
MidAmerican Energy	42.05	Auditor of State	175.00
Christine Anderson	497.76	Copyworks	409.70
Matthew Fort	2,006.82	Iowa League of Cities	692.00
Ronald Fort	1,360.25	Iowa City Landscaping	1,043.00
Louise From	454.13	Paul Moore	35.00
Michael Haverkamp	172.80	City of Iowa City	4,012.12
Christian Jones	94.20	SEATS	703.66
Lori Kimura	287.55	Mediacom	109.95
James Lane	184.70	Russ Boyer Construction	839.00
Michelle Miller	1,435.58	Johnson County Refuse, Inc.	1,738.50
Virginia Miller	184.70	Norm Cate	665.00
Zadok Nampala	184.70	Terry Goerd	805.00
Silvia Quezada	184.70	Westport Touchless Autowash	32.76
Nicholas Sherman	1,316.11	Safeguard Business Systems	194.46
Jeremy Stenda	1,454.96	Staples	151.48
Matthew Fort	2,573.81	Culligan Water Tech	8.48
Ronald Fort	3,110.29	National Development Council	7,000.00
Erik Lippold	455.22	Internet Navigator	24.95
Michelle Miller	388.57	Country Landscapes Inc	4,568.70
Nicholas Sherman	108.05	John McLure	433.29
Jeremy Stenda	1,335.78	VISA	331.69
Wellmark BC/BS	1,630.00	Iowa City Press-Citizen	232.10
Beth Ann Bitner	12.50	Pyramid Services Inc.	850.71
Paul Moore	472.23	Louise From	30.00
Nathan Petersen	1.86		

Total Receipts

\$ 28,379.07

Total Warrants

\$ 83,076.26

Community Protection: A written report was provided by Police Chief Fort. A written report was provided by council member Haverkamp. Council member Aldrich will be appointed as co-chair of the Community Protection committee and will replace council member Miller on the interview committee for a new police chief.

Streets and Sidewalks: A verbal report was presented.

MOTION by Miller, seconded by Quezada, to approve Resolution No. 14-19, authorizing certain trees to be planted in City Rights-of-Way at these Melrose Avenue addresses: 1212, 1218, 1222, 1236, and 1250. **Carried.**

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

A written engineer report was presented. Installation of all the new school zone and speed limit signs on the streets west of Sunset, near Horn School, have been completed. Potholes on Melrose Avenue and Sunset Street will be filled in the next week.

A special council meeting will be held on July 24th, 6:00 pm, at city hall, to review curb ramp bids.

Community Relations: None.

Building, Zoning, and Sanitation: A verbal report was presented. Council member Quezada stated she is working on updating “stale” ordinances and hopes to present changes to Ordinance 79 at the next council meeting.

eGovernment: A written report was presented.

Announcements: Mary Mathew Wilson announced there is a memorial fund for Jeffrey Moss, 330 Koser Avenue, who recently passed away.

The meeting was adjourned **by unanimous consent at 9:21 p.m.**

Attest: Christine M. Anderson, City Clerk

Approved: Louise A. From, Mayor