

August 12, 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" OR BUILDING "FOOTPRINT".

The city received a new PUD application from the One University Place developer prior to the council meeting. Mayor From asked the council if they wished to table consideration of amending Ordinance No. 187. Council agreed to table.

REGULAR MEETING

Mayor From called the August 2014 meeting of the University Heights City Council to order at 7:12 p.m.

Present: Mayor From. Council Members: Carla Aldrich, 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, Carolyn Brown, Justin Doyle, Andy Dudler, Ann Dudler, Tim Finer, Joseph Frankel, Jase Humphrey, Catherine Lane, Tom Jackson, Jeffrey Maxwell, Kevin Monson, Art Nowak, John Roffman, Mary Schmidt, Rich Schmidt, Jane Swails, Larry Wilson, Mary Mathew Wilson, Bill Wittig, Pat Yeggy, Ken Yeggy and Jerry Zimmerman.

The minutes of the July 8, 2014 council meeting were approved by unanimous consent. The minutes of the July 24, 2014 special council meeting were amended to change the start time from 7:00 pm to 6:00 pm; they were approved, as amended, by unanimous consent.

National Development Council (NDC): Tom Jackson, Director with NDC, gave a presentation to the council. NDC is the nation's oldest non-profit provider of community development technical assistance and training. NDC works in partnership with local and state governments and non-profit organizations to help them build their communities and economies.

Jackson stated NDC is assisting in the evaluation of the One University Place's (OAP) need for Gap financing. Gap financing is defined as the difference between projected costs and the debt and equity the project "can reasonably attract". Analysis includes evaluating if project costs are reasonable and adequate, if the bank loan is maximized, if there is a fair return on the equity and if there are public sources available to fund the gap.

Jackson stated he is reviewing the financial information and documents he has received from the development team and is evaluating different funding scenarios. Jackson said there is currently no third party reviewer but a local appraiser would need to give their input as lenders will need the information prior to giving debt service to the developer. Given the change in the PUD, Jackson will be reviewing the new information.

Discussion of St. Andrew Redevelopment: Kevin Monson, architect with Neumann Monson, gave a presentation of the new PUD for OAP to the council. The redesigned PUD now incorporates a 4 story residential building, with one story of underground parking, in the rear of the property, with a one story commercial building in the front. Monson stated the developer still wants to provide the community a high quality project and the PUD changes are in line with funding resources. The community space will be part of the 20,000 square foot building, as opposed to being a separate space, and this will increase more surface parking to 72 spaces with 65 spaces under the back building. Monson commented that the current ordinance would need be revisited as the number of units had changed with would affect the number of required parking spots.

There will be 44 units in the back building but Monson reiterated the development team feels owners will combine units. The back building will have a roof-top garden and Monson stated the finishes are the same and they have worked hard to balance quality to affordability. Zoning modifications are not necessary as the back building is well below the height limitations and the commercial space issue has been resolved by incorporating the community space in the front building.

Council member Quezada asked if the building will still be LEED certified. Monson replied it would. Council member Haverkamp inquired if the development team had considered two phases to constructing the back building. Monson stated that could provide problematic and the only savings would no debt on half of the building for a time. Monson did not anticipate property owners would not want to live in a construction zone plus public safety would be an issue.

Quezada asked who they are targeting for potential buyers. Monson stated these would be two bedrooms and two bath units; they anticipate 1) empty nesters, 2) young professionals working at the UI, and 3) individuals with ties to the university. The University Club

and Finkbine Golf Course are attractive amenities to the property. Council member Aldrich asked if there would be a swimming pool or health center located in the back building. Monson stated all amenities on property would be located in the first building.

Public Comments: Pat Bauer, 338 Koser Avenue, Larry Wilson, 308 Koser Avenue, Jane Swails, 333 Koser Avenue, Jerry Zimmerman, 1434 Grand Avenue, Joseph Frankel, 323 Koser Avenue, Rich Schmidt, 207 Mahaska Drive and Mary Mathew Wilson, 308 Koser Avenue, addressed the council with their concerns.

Mayor’s Report: A written 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.

The August 5th Farmers Market was well-attended and several more produce vendors were added to the market. From thanked Police Chief Ron Fort and Lt. Matt Fort for transporting the equipment and for assisting with set-up and take-down. Also, thanks to council member Haverkamp for arranging the entertainment from the 4th Room Theatre group. The next Farmers Market is September 2nd, from 5:00-7:00 pm in the St. Andrew Presbyterian Church parking lot.

From stated that Jerry Musser has been appointed to the Board of Adjustment committee to fill the vacant board member seat. His term will expire on 12/31/15.

MOTION by Haverkamp, seconded by Miller, to approve Resolution No. 14-20, ratifying the Mayor’s appointment to the University Heights Board of Adjustment. **Carried.**

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

Legal Report: A written report was presented.

First consideration of 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" or building “footprint” was tabled.

MOTION by Haverkamp, seconded by Aldrich, to approve Resolution No. 14-21, to include a Local Option Sales tax on the November ballot, with 10% for retiring the bond issued by Johnson County for the Courthouse Annex and 90% for community space acquisition, furnishing, maintenance, and upkeep; street improvements and repairs; and/or any other lawful purpose. **Carried.**

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

The city must state if any of the money will be used for property tax relief.

Clerk’s Report: A written report was presented.

Finance Report: A verbal report was presented.

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

**Warrants
July 9, 2014 through August 12, 2014**

Name	Amount	Name	Amount
City of Iowa City	13.56	Paul Moore	1,339.23
Matthew Fort	1,551.13	Verizon Wireless	194.46
Ronald Fort	1,398.62	City of Iowa City	13.88
Michelle Miller	1,413.76	Internet Navigator	24.95
Nicholas Sherman	1,654.96	Paul Moore	35.00
Jeremy Stenda	1,607.39	SEATS	703.66
Internal Revenue Service	2,957.14	City of Iowa City	15,000.07
MidAmerican Energy	31.32	CenturyLink	326.05
MidAmerican Energy	41.77	City of Coralville	15,214.96

MidAmerican Energy	39.64	Iowa Law Enforcement Academy	75.00
MidAmerican Energy	88.25	Johnson County Refuse, Inc.	3,477.00
MidAmerican Energy	675.36	Mediacom	109.95
Christine Anderson	554.33	Norm Cate	665.00
Matthew Fort	1,397.64	Terry Goerd	980.00
Ronald Fort	1,558.93	Pyramid Services Inc.	48.15
Christian Jones	92.35	Racom Corporation	47.50
Lori Kimura	302.13	Shive Hattery	8,178.50
Michelle Miller	1,478.85	Staples	189.21
Nicholas Sherman	1,776.31	Richard Knoedel	100.00
Jeremy Stenda	1,777.83	Aero Rental	22.00
Wellmark BC/BS	1,309.63	Iowa City Landscaping	957.00
Internal Revenue Service	3,352.24	Westport Touchless Autowash	24.00
MidwestOne Bank	8.00	VISA	451.56
IPERS	157.15	J & L Construction	10,532.65
IPERS	3,800.26	Country Landscapes Inc	1,200.00

Total Receipts

\$ 44,128.21

Total Warrants

\$ 88,948.33

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

Council member Aldrich reported the city had received nine applicants for the Police Chief position. Four individuals have been selected for interviews to be conducted August 25th-29th.

Streets and Sidewalks: A written report was presented. Council member Miller discussed the Tree City USA certification program with the council and will pursue this on behalf of the city.

A written engineer report was presented. Engineer Bilskemper reported that the city's pavement marking contractor, L.L. Pelling, indicated they would begin the city's annual pavement marking painting on August 13th, with the work to take about one week to complete. Also, the City of Iowa City recently upgraded several of their pedestrian crosswalk signals, and offered to upgrade the existing pedestrian crosswalk signals in University Heights with the LED signals that were replaced. All the pedestrian crosswalk signals at the Melrose/Koser and Melrose/Sunset intersections have now been replaced by LED signals.

Community Relations: A written report was presented. Council members Miller and Quezada are facilitating an update to Tower Court Park in Iowa City. Individuals interested in participating can attend an August 23rd meeting, at 9:00 am at the park, to gather ideas and form committees.

Building, Zoning, and Sanitation: A written report was presented. Council member Quezada has been reviewing Ordinance 79 to update the ordinance based on recommendations from the Zoning Commission; specifically height, green space and if the structure is reasonable and prudent for the lot.

Quezada inquired if there should be a moratorium on building permits while revisions are being considered to the ordinance. Council member Lane stated he was not in favor of a moratorium but suggested that the council approve the building permits. Quezada will send additional information to the council and to City Attorney Ballard regarding proposed changes.

Quezada updated the council regarding recycling at Grandview Court. Anyone interested in assisting with a rollout implementation plan should contact her.

eGovernment: A written report was presented. Council member Haverkamp is researching Cloud storage and Microsoft 365 for the city to use.

Announcements: Tower Court Park update meeting to be held August 23rd at 9:00 am at the park. Next Farmers Market is September 2nd at St. Andrew Church parking lot. The 4th Room Theatre is presenting *Much Ado About Nothing* August 21st -23rd at 901 Melrose Avenue. Kid's Council Night will be September 9th at 6:30 pm.

The meeting was adjourned **by unanimous consent at 9:48 p.m.**

Attest: Christine M. Anderson, City Clerk

Approved: Louise A. From, Mayor