

UNIVERSITY HEIGHTS, IOWA

1004 Melrose Ave.

September 9, 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.

KID'S COUNCIL MEETING

Mayor From called the Kid's Council meeting to order at 6:31 p.m.

Present: Mayor From. Council Members: Carla Aldrich, Mike Haverkamp, Jim Lane, Virginia Miller and Silvia Quezada. Staff present: Clerk Anderson. Also present were: Ben Aldrich, Eleanor Aldrich, Emma Aldrich, Oliver Aldrich, Tom Ham, Jase Humphrey, Alex Kimura, Tony Kimura, JD McLure and Benji Quezada.

Mayor From welcomed everyone to the first ever Kid's Council. Mayor From, the council and clerk introduced themselves to the audience members. Public input was solicited for ideas to renovate Tower Court Park and for suggestions on playground equipment.

Suggestions included: Swings (including baby swings), slides, small basketball hoop, rubber tiles under the equipment, a wave/worm for kids to walk on, a water area, new picnic tables, pull-up bars, monkey bars, jungle gym and see-saws. Council member Aldrich read written comments from several families in University Heights.

Council member Miller commented that the committee is looking at a small water splash pad, new playground equipment and including green space in the renovation plans. The committee will research equipment prices for the suggestions received at the meeting.

Mayor From stated the Iowa League of Cities was holding a "If I was Mayor" contest for 7th graders. Deadline is November 21, 2014. Regional winners receive \$250 and state-wide winners receive \$500.

The meeting was adjourned **by unanimous consent at 6:53 p.m.**

PUBLIC HEARING

PUBLIC HEARING CONCERNING A MORATORIUM ON ISSUING BUILDING PERMITS IN THE CITY TO ALLOW THE CITY COUNCIL TIME TO CONSIDER CERTAIN CHANGES IN THE CITY'S ZONING ORDINANCE.

Mayor From called the public hearing on the building permit moratorium to order at 7:04 p.m.

Public Comments: Pat Bauer, 338 Koser Avenue, Bonnie Gingerich, 1507 Oakcrest Avenue, Dottie Maher, 60 Marietta Avenue, and Larry Wilson, 308 Koser Avenue, addressed the council with their concerns.

Mayor From closed the public hearing at 7:14 p.m.

REGULAR MEETING

Mayor From called the September 2014 meeting of the University Heights City Council to order at 7:03 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: Grant Ancevic, Pat Bauer, Andy Dudler, Tom Galuski, Jill Hofmockel, Jase Humphrey, Al Leff, Dottie Maher, Terrence Neuzil, Larry Wilson, Pat Yeggy and Ken Yeggy.

The minutes of the August 13, 2014 council meeting were approved by unanimous consent. The minutes of the August 26, 2014 special council meeting were approved by unanimous consent.

Mayor From reopened the regular council meeting at 7:15 p.m.

Local Option Sales Tax: Terrence Neuzil, Chairperson of the Johnson County Board of Supervisors, addressed the council regarding the Local Options Sales Tax (LOST) and the Courthouse annex bond referendum that will be on the November 4, 2014 ballot. Neuzil distributed a handout showing a design concept of the proposed addition to the Johnson County Courthouse.

Neuzil stated it is the Board's intention to visit every one of the city councils in the county regarding the LOST issue. Neuzil commented that it was not the intention of the Board to offend anyone with the initial proposal, which Neuzil stated was geared towards the smaller communities. Neuzil said the Board appreciated University Heights' willingness to consider the original proposal and stated all counties are now on a 10 year schedule, if the tax is approved. Johnson County is committing 10% to courthouse needs and 90% to roads and bridges.

Neuzil stated that the "courthouse needs are significant" and commented on the shooting at the Jackson County Courthouse in Maquoketa. Security and lack of space are concerns in the current facility, which is 113 years old. Neuzil stated it is not a county problem but a community issue that needs to be addressed.

Current plans show the annex being built into the hill, on the west side of the facility. Neuzil said the Board listened to the public in creating the plans and did not want detract from the beauty of the site. The annex will create a park-like space and will match the current elevation of the courthouse.

Council member Lane thanked the Board for their working on drafting the ballot measure. Council member Haverkamp commented that University Heights is a community that supports the LOST and courthouse initiatives.

Seven public meetings will be held during the month of September, with the first scheduled for Monday, September 15, 6:30-8:00 pm, at the Lone Tree Community Building. Meeting information can be found on the Johnson County Board of Supervisor website.

G.G Land Group Presentation: Grant Ancevic and Tom Galuski, of GG Land Group LLC, a real estate company which develops, constructs and manages student housing properties throughout the nation, addressed the council regarding a proposed development at 901 Melrose Avenue.

Galuski stated they are considering a "class A, high amenity, multi-family project" for the site. Their intention is to address the parameters that the company needs to make the project move forward. There have been initial conversations with the property owner and the police department and the Building, Zoning and Sanitation chairperson.

Three areas that will need to be addressed to make the development financially viable are: 1) the building height will need to be 50 feet to accommodate the number of units and parking needed, 2) address the non-related occupancy regulation, and 3) traffic and access issues.

There will be 156 fully furnished units (506 bed count) and a proposed 2000 square foot police station located on the property. The Association will own the apartments and there will be high maintenance fees for the residents. The developer will try to hide the parking underground and on the site. There will be an on-site management company to address issues 24/7. Amenities could include a clubhouse and work-out area.

Council member Miller asked how much green space is planned for on the site. Galuski stated the green space will be comprised of the trees on the property, as the building fills most of the property. Galuski also commented they are looking into acquiring additional properties to assist with connecting to Woodside Drive for additional access.

Haverkamp inquired if the company will need financial assistance from the city for the project. Galuski stated that this will be funded entirely "in house" and the company is not looking for city assistance.

Mayor From asked if any of the public would like to ask questions or comment on the proposed development. Pat Bauer, 338 Koser Avenue, Larry Wilson, 308 Koser Avenue, Al Leff, 215 Sunset Street, and Pat Yeggy, 305 Ridgeview Avenue, addressed the council with their concerns and comments on the proposal.

After council discussion, it was proposed the developer call a meeting for input from the citizens and it was recommended he coordinate with the city attorney for citizen notification.

Public Comments: None.

Mayor's Report: A verbal report was presented.

Mayor From thanked the Iowa City Community School District and staff for providing the meeting space and to John McLure for video-recording the meeting.

From reminded the council and public the last Farmers Market is October 7, at St. Andrew's parking lot.

Legal Report: A written report was presented.

MOTION at 8:57 p.m. by Haverkamp, seconded by Lane that the Council hold a closed session pursuant to Iowa Code section 21.5(1)(i) to evaluate the professional competency of individuals whose hiring is being considered. A closed session is necessary to prevent needless and irreparable injury to the individuals' reputations and at least one individual requests a closed session.

Aldrich – Aye
Haverkamp - Aye
Lane – Aye

Miller - Aye
Quezada - Aye

The Council then met in closed session.

Regular session of the Council meeting reconvened at 9:08 p.m.

MOTION by Haverkamp, seconded by Quezada to adopt Resolution No. 14-25, authorizing the Mayor to extend an offer of employment to Kenneth L. Stanley to become Police Chief for the City at an annual salary of \$59,000.00, a start date of November 1, 2014, and a one-year contract of employment. **Carried.**

Aldrich – Aye
Haverkamp - Aye
Lane – Aye

Miller - Aye
Quezada - Aye

Streets and Sidewalks: A written report was presented. Dates for leaf pick up will be Monday, October 27th and Thursday November 13th. Bags will be picked up November 20th. Christmas trees will be picked up January 6th and 13th.

Council member Miller commented that Iowa City has an ordinance called the “neighborhood open spaces” which sets aside land and money, whenever a new development takes place, to ensure adequate public space is preserved. Miller would like to develop a similar program for the city. Miller asked that anyone who would be interested in joining a committee to contact her.

A written engineer report was presented. Engineer Bilskemper met with Mayor From and Council member Miller to discuss sidewalk inspections and repair. Bilskemper commented the last time the city had sidewalk inspections was in 2005/6. The committee has decided to split the city into three sections: 1) southeast, 2) southwest and 3) and north, with Melrose Avenue and Sunset Street being the dividing lines. Beginning this fall, the southeast section will be reviewed and sidewalks marked that need repair and notification sent this fall to property owners. Owners will have until July 1st to repair and bring the sidewalks into compliance with current guidelines.

Community Relations: A written report was presented.

Building, Zoning, and Sanitation: A written report was presented. Council member Quezada stated she is receiving complaints from citizens regarding a variety of issues, including height of additions/renovations, paving over front and/or backyards. Quezada would like to impose a 90 day moratorium on issuing building permits to allow the Zoning Commission to review the following zoning issues:

- Height of accessory structures and buildings
- Ascertaining and regulating the amount of surface-water runoff and drainage related to proposed construction
- Regulating floor-area ratio (the ratio of a building's total area to the lot/land upon which it is constructed)
- Defining “open space” and “green space” and requiring such space in certain circumstances
- Preserving access to air and sunlight

Council member Lane stated he has concerns regarding the moratorium and commented that not everything can be rectified in three months. After much discussion, the council will hold a special council meeting to address the moratorium.

eGovernment: A written report was presented. Council member Haverkamp stated there was no webcast for the July meeting and people did comment on that to him.

Announcements: None.

The meeting was adjourned **by unanimous consent at 9:47 p.m.**

Attest: Christine M. Anderson, City Clerk

Approved: Louise A. From, Mayor