

April 14, 2015

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. 188 AMENDING THE ZONING ORDINANCE TO PERMIT A MAXIMUM OF 104 DWELLING UNITS AND A MAXIMUM OF 108 ABOVE-GROUND PARKING SPACES IN THE MULTIPLE-FAMILY COMMERCIAL PUD ZONE. THE SPECIFIC AMENDMENTS CONCERN ZONING ORDINANCE SECTIONS 79(13)(B)(2) AND 79(13)(B)(6).

Mayor From called the public hearing on the proposed Ordinance No. 188 amending the zoning ordinance to order at 7:15 p.m. No members of the public spoke regarding the proposed budget. Mayor From closed the public hearing at 7:16 p.m.

REGULAR MEETING

Mayor From called the April 2015 meeting of the University Heights City Council to order at 7:13 p.m.

Present: Mayor From. Council Members: Carla Aldrich, Mike Haverkamp, Jim Lane, Virginia Miller and Silvia Quezada. Staff present: Attorney Ballard, City Clerk Anderson, Engineer Bilskemper and Treasurer Kimura. Also present were: Pat Bauer, Donald Baxter, Andy Dudler, Josh Gahn, Stepheny Gahn, Mark Hankins, Jase Humphrey, Catherine Lane, Jeffrey Maxwell, Shelly Miller, Kevin Monson, Jane Swails, Deb Tunwall, Larry Wilson, Mary Mathew Wilson, Ken Yeggy and Pat Yeggy.

Absent: Police Chief Stanley

The minutes of the March 10, 2015 council meeting and the March 23, 2015 work session were approved by unanimous consent.

Mayor From reopened the regular council meeting at 7:17 p.m.

Ordinance No. 188:

MOTION by Haverkamp, seconded by Miller, to suspend the requirement that a proposed ordinance be considered and voted upon for passage at two council meetings prior to the meeting at which it is to be finally passed. **Carried.**

Aldrich - Aye	Miller - Aye
Haverkamp - Aye	Quezada - No
Lane - Aye	

MOTION by Haverkamp, seconded by Lane, to approve final consideration of Ordinance No. 188, to change the zoning ordinance to permit a maximum of 104 dwelling units and a maximum of 108 above-ground parking spaces in the Multiple Family Commercial PUD Zone. The property in this zone is the subject of Maxwell Development’s One University Place proposal. The specific amendments concern Zoning Ordinance Sections 79(13)(B)(2) and 79(13)(B)(6). **Carried.**

Aldrich - Aye	Miller - Aye
Haverkamp - Aye	Quezada - No
Lane - Aye	

Presentation by Maxwell Team: Kevin Monson presented a PowerPoint presentation to the council showing various views of the development. Monson stated he appreciated the feedback and there have been modifications. Architecture for the front and back buildings is very similar; open patio spaces on the north building and enclosed 4-season sunrooms in the south building. Size of the units is similar in both buildings and the units are mostly two bedroom condos.

The wood tone is a synthetic material made of oat hulls, salt and mineral oil and does not need to be stained. A warm, white brick will be used that is textured. The sunrooms overhang and will provide a natural canopy over the entrances. Both buildings conform to the zoning ordinance height requirements.

Council member Haverkamp asked out wide the middle bioswales is; Monson stated 10-12 feet. Council member Miller said she liked the changes to the open space around the fence but felt it needs to be further developed. Council member Aldrich likes the contrast between the glass and wood on the exterior of the buildings. Garbage collection will be contained in the buildings and Monson stated they would like to participate in the city’s recycling program. Lighting will meet LEED requirements as specified in the Developer’s Agreement. Miller asked if they could illustrate of the light spill at night; Monson replied they could.

Public Comments: The following addressed the council with their concerns:

Donald Baxter – 316 Ridgeview Avenue
Pat Bauer – 338 Koser Avenue
JP Hourcade – 416 Ridgeview Avenue (letter read by clerk)
Jane Swails – 333 Koser Avenue

Joseph Frankel – 323 Koser Avenue
Deb Tunwall – 100 Koser Avenue
Larry Wilson – 308 Koser Avenue

Mayor’s Report: A written report was presented. From thanked the University Club for providing the meeting space and to John McLure for video-taping the meeting. From welcomed Police Officer Lyon to the meeting.

From thanked Chief Dave Stannard and the Coralville Fire Department for completing a “ladder exercise” to replace the rope on the flagpole.

RAGBRAI will pass through the city, on Melrose Avenue, on Saturday morning, July 25, 2015. From would like to create a committee, comprised of citizens, to discuss any activities, parking regulations and possible vendors for the event. All interested citizens should contact the mayor if interested in participating in the “RAGBRAI in UHeights” committee.

MOTION by Miller, seconded by Haverkamp, to approve Resolution 15-13, authorizing the mayor to sign a proclamation designating May 2015 as “Bicycle Month” in the city of University Heights. **Carried.**

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

MOTION by Haverkamp, seconded by Quezada, to approve Resolution 15-14, authorizing the mayor to sign a proclamation designating April 24, 2015 as “Arbor Day” in the city of University Heights. **Carried.**

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

From thanked council member Miller for her efforts on tree planting in the city.

Legal Report: A written report was presented.

Clerk’s Report: A written report was presented.

MOTION by Haverkamp, seconded by Quezada, to approve the liquor license for Stella Restaurant. **Carried.**

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

Finance Report: Verbal report was presented.

MOTION by Lane, seconded by Aldrich to approve Resolution 15-15, authorizing council member Lane to sign an agreement with the National Development Council for consulting on financial matters related to proposal for redevelopment of property owned by St. Andrew Presbyterian Church and property to the east. **Carried.**

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

MOTION by Lane, seconded by Haverkamp to approve Resolution 15-6, authorizing the Mayor to sign a letter of engagement with John Danos and Dorsey & Whitney LLP for consulting on financial matters related to proposal for redevelopment of property owned by St. Andrew Presbyterian Church and property to the east. **Carried.**

Aldrich - Aye	Miller - Aye
Haverkamp - Aye	Quezada - No
Lane – Aye	

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

**Warrants
March 11, 2015 through April 14, 2015**

Name	Amount	Name	Amount
City of Iowa City	16.74	Iowa Workforce Development	846.02
Matthew Fort	1,373.76	Treasurer, State of Iowa	3,049.00
Kristofer Lyon	816.67	IPERS	214.81
Michelle Miller	1,278.46	IPERS	3,878.02
Ryan Miller	319.24	Paul Moore	1,374.23
Harold Plate	162.80	Treat America Dining	1,257.81
Nicholas Sherman	1,440.51	City of Iowa City	13.88
Alexander Patch	1,228.92	Shive Hattery	6,674.41
Kenneth Stanley	1,612.59	Terry Goerd	875.00
Internal Revenue Service	2,885.62	Treat America Dining	30.32
MidAmerican Energy	33.17	University Lake Partners	600.00
MidAmerican Energy	32.91	Norm Cate	630.00
MidAmerican Energy	28.13	SEATS	703.66
MidAmerican Energy	81.07	Centurylink	349.36
Christine Anderson	455.39	Kieck’s Career Apparel	31.90
Lori Kimura	265.64	Taser International	177.71
Kristofer Lyon	905.51	All American Lock and Key	82.20
Ryan Miller	442.61	Iowa Law Enforcement Academy	40.00
Harold Plate	124.59	Iowa City Press-Citizen	1,001.39
Nicholas Sherman	1,520.22	Stanard & Associates, Inc.	63.00
Matthew Fort	1,373.74	Ul Health Care EMS Learning	42.00
Michelle Miller	1,278.47	Welt-Ambrisco Insurance	36,259.00
Alexander Patch	1,228.91	Nicholas Sherman	19.50
Kenneth Stanley	1,612.59	Alexander Patch	20.28
MidAmerican Energy	649.09	Kenneth Stanley	13.00
Carla Aldrich	184.70	Westport Touchless Autowash	108.00
Louise From	454.13	City of Iowa City	9,291.50
Michael Haverkamp	172.80	Internet Navigator	24.95
James Lane	184.70	VISA	317.47
Virginia Miller	184.70	VISA	215.24
Silvia Quezada	184.70	FBI-NAA-GLEEDS	450.00
Wellmark BC/BS	1,118.07	Louise From	30.00
Internal Revenue Service	3,390.80		

General Fund - \$80,718.04

Road Use Tax - \$ 14,264.27

Employee Benefits Fund - \$ 743.30

Total Receipts

\$ 42,467.66

Total Warrants

\$ 95,725.61

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

The council agreed to schedule a Tax Incremental Financing (TIF) informational meeting with Dr. Peter Fisher of the Iowa Policy Project on April 28th at 6:30 pm. Council will also invite Tom Jackson, of the National Development Council, to speak on the financial matters for One University Place at the special meeting.

The city has hired Stan Laverman, as a replacement for Norm Cate, who is retiring as the city’s Rental Inspector on May 1, 2015.

Quezada has been reviewing the city’s rental program and proposes that the fee be increased from \$100 to \$125 per property. Quezada would like to have a public input meeting regarding the rental program, where landlord, tenants and neighbors of rental properties can share their concerns and suggestions. Council member Aldrich volunteered to assist with the rental process review. Lane asked for a comparison on fees with those charged at Coralville, Iowa City and North Liberty.

Quezada has been reviewing the contracts with the rental and building inspectors. Quezada feels that the agreements can be streamlined and would like to consider an increase in the rate paid to the inspectors. Lane stated he does not want to start the new fiscal year with an over-expenditure, so any increase will need to be reviewed carefully.

Quezada would like to include a city map showing all rental permits issued in the city as well as update the rental permit spreadsheet. Clerk Anderson stated that the spreadsheet was created, at the request of a former council, to provide information to councilors and citizens on received permits; including contact information for the rental properties and excluding tenant's names and contact information. Aldrich volunteered to work with Anderson and Quezada on reviewing the spreadsheet for any possible changes.

Pat Yeggy, chairperson of the Zoning Commission, sent a written report to the council. Yeggy stated that additional meetings are scheduled for May-August to work on lot coverage, sensitive slopes and water run-off.

Community Protection: A written report was presented by Police Chief Stanley. A written report was presented by council members Aldrich and Haverkamp. Police Officer Kris Lyon read the written report and offered to answer council questions.

Aldrich stated Neighborhood Watch meeting would be held April 30th at 6:00 pm at city hall. The purpose is to educate the public on spotting and reporting suspicious activities within the city.

MOTION by Haverkamp, seconded by Miller to approve Resolution 15-17, authorizing the mayor to sign and the clerk to attest an agreement with Nicholas Michael Sherman regarding reimbursement of ILEA training expenses. **Carried.**

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

Streets and Sidewalks: Council member Miller and the City Engineer presented written reports.

MOTION by Miller, seconded by Aldrich to approve Resolution 15-18, authorizing a certain tree to be planted in the City Right-of-Way on Monroe Street. **Carried.**

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

Consideration of Resolution 15-19, authorizing the mayor to sign an agreement with Iowa Network Services, Inc. permitting the location, installation, operation, and maintenance of fiber optic cable within the city right-of-way along Melrose Avenue, was tabled until the next meeting. Quezada would like a license agreement with the company which would provide financial compensation.

Community Relations: A written report was presented.

eGovernment: A written report was presented.

Metronet does not have an exact date that they plan on surveying University Heights, but will advise 7-10 days in when they will be conducting the survey. Information will be posted to the website.

Haverkamp stated Matthew James, of Fourth Room Theatre, will come to a council meeting request a noise amplification permit.

Announcements: None

MOTION at 9:24 p.m. by Aldrich, seconded by Miller that the council holds a closed session pursuant to Iowa Code section 21.5(1)(i) to discuss strategy with counsel in matters where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the City. **Carried.**

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

The Council then met in closed session. Regular session of the Council meeting reconvened at 9:27 p.m.

The meeting was adjourned **by unanimous consent at 9:28 p.m.**

Attest: Christine Anderson, City Clerk

Approved: Louise A. From, Mayor