

August 11, 2015

Proceedings of the City Council of University Heights, Iowa, held at St. Andrew Presbyterian Church, 1300 Melrose Avenue, subject to approval by the Council at a subsequent meeting. ALL VOTES ARE UNANIMOUS UNLESS OTHERWISE STATED.

PUBLIC HEARING

PUBLIC HEARING ON AN EXCEPTION TO THE REQUIREMENTS OF ORDINANCE NO. 169 CONCERNING POST CONSTRUCTION STORM WATER RUNOFF CONTROL FOR ONE UNIVERSITY PLACE.

Mayor From called the public hearing on the exception to the requirement of Ordinance No. 169 concerning post construction storm water runoff control to order at 9:14 p.m. The following addressed the council with their concerns:

Pat Bauer – 338 Koser Avenue

Justin Doyle - One University Place development team

Mayor From closed the public hearing at 9:17 p.m.

REGULAR MEETING

Mayor From called the August 2015 meeting of the University Heights City Council to order at 7:07 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, Police Chief Stanley and Treasurer Kimura. Also present were: Pat Bauer, Sheryl Beinhardt, John Danos (via phone), Paul De Young, Justin Doyle, Karen Drake, Andy Dudler, Joseph Frankel, Stepheny Gahn, Tom Gelman, Terry Goerd, David Giese, Lisa Haverkamp, Laurel Haverkamp, JP Hourcade, Jase Humphrey, Catherine Lane, Dottie Maher, Jeff Maxwell, John McLure, Kevin Monson, Paul Moore, Harold Plate, Mary Schmidt, Allison Staack, Beth Stence, Dan Stence, Larry Wilson, Mary Mathew Wilson, Ken Yeggy and Pat Yeggy.

The minutes of the June 9, 2015 council meeting approved by unanimous consent. The minutes of the July 14, 2015 special council meeting were approved by unanimous consent. The minutes of the July 28, 2015 special council meeting were approved by unanimous consent.

Discussion of Adopting the 2015 International Building Code: Terry Goerd, Building Inspector for the city, stated he felt it would be a good idea to adopt the 2015 International Building Code but city personnel need to thoroughly review the code. Goerd stated there are items in the code that do not pertain to the city. The city’s current building code and zoning ordinances will be compared to the 2015 edition and this will take time.

Council member Lane asked how the code is implemented once it is finalized by the city. Goerd responded that by law, the code must be published in the local newspaper for a period of time and then the code become effective. Any construction projects that have begun prior to the published date will be held to the building codes in place at the time of review. The city is currently using the 2003 edition of the code.

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

Allison Staack – 104 Birkdale Court
Joseph Frankel – 323 Koser Avenue
Pat Bauer - 338 Koser Avenue
Karen Drake – 322 Koser Avenue

Harold Plate – 50 Highland Drive
David Giese – 1138 Melrose Avenue
Mary Mathew Wilson – 308 Koser Avenue
JP Hourcade – 416 Ridgeview Avenue

John Danos gave an executive summary of the TIF Development Agreement between the city and Jeff Maxwell, developer of One University Place. Danos addressed the council’s questions and concerns.

MOTION by Haverkamp, seconded by Lane, to approve Resolution 15-79, authorizing the mayor to sign and the clerk to attest a Development Agreement with Jeffery L. Maxwell, including the proposal to make tax increment payments in an amount not to exceed \$6,750,000.00 pursuant to Iowa Code Ch. 403 for the project known as One University Place. **Carried.**

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

MOTION by Miller, seconded by Haverkamp, to approve third consideration of Ordinance No. 189, providing for the division of taxes levied on taxable property in the University Heights One University Place Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa. **Carried.**

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

MOTION by Haverkamp, seconded by Aldrich, to approve Resolution No. 15-50, approving a Sensitive Areas Site Plan, Development Plan, and Grading Plan for One University Place, pursuant to Ordinance No. 128. **Carried.**

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

MOTION by Aldrich, seconded by Lane, to approve Resolution No. 15-51 approving a request to develop protected slopes for One University Place, pursuant to Ordinance No. 128. **Carried.**

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

MOTION by Miller, seconded by Haverkamp, to approve Resolution No 15-52 approving a Storm Water Pollution Prevention Plan and issuing a Site Runoff Permit for One University Place, pursuant to Ordinance No. 155. **Carried.**

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

MOTION by Lane, seconded by Haverkamp, to approve Resolution No 15-53, authorizing the mayor to sign and the clerk to attest and agreement with Jeffery L. Maxwell providing for the reimbursement of the City's reasonable professional and clerical fees and expenses related to One University Place and its financing. **Carried.**

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

MOTION by Lane, seconded by Haverkamp, to approve Resolution No. 15-54, establishing permit fees for Construction Site Runoff Permits pursuant to Ordinance No. 155. **Carried.**

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

Mayor From reopened the regular council meeting at 9:17 p.m.

MOTION by Haverkamp, seconded by Miller, to approve Resolution No. 15-55, granting an exception to the requirements of Ordinance No. 169 concerning post-construction storm water runoff control and/or approving a Storm Water Management Plan for One University Place. **Carried.**

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

MOTION by Haverkamp, seconded by Miller, to approve Resolution No. 15-56, acknowledging satisfaction and fulfillment of certain conditions on approval of the One University Place Multiple-Family Commercial PUD Plan Application (set forth in Resolution No. 15-30) and landscape plan. **Carried.**

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

MOTION by Miller, seconded by Haverkamp, to approve Resolution No. 15-57, acknowledging satisfaction and fulfillment of certain conditions on approval of the One University Place PUD Development Agreement (set forth in Resolution No. 15-31). **Carried.**

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

Mayor’s Report: A written report was presented. From thanked the St. Andrew Presbyterian Church and staff for providing the meeting space and to Channel 4, assisted by John McLure, for video-taping the meeting.

Legal Report: A written report was presented.

Mayor and Council member Terms: Attorney Ballard discussed the process to change the mayor and council terms from two year to four year terms and to stagger council member terms. A citizen petition, with at least 59 signatures would need to be submitted and verified by the city clerk. If received by August 27th, the following will be included on the November ballot: “Shall the terms of elective office of the mayor and council members of the City of University Heights, Iowa be changed from two (2) to four (4) years with the Council Members’ terms being staggered?”

If approved by a majority of the votes cast, the terms of the Mayor and Council will be for 4 years starting with the next election following the one where the change was approved. Additionally, the council member terms will be staggered. The three council members receiving the most votes will serve 4-year terms and the other two will serve two-year terms initially and then their seats are up for election to 4-year terms.

Discussion on Ordinance 191: Council member Miller asked the council to review Ordinance 191 that Attorney Ballard circulated to the council and mayor. Miller did not expect a vote at the meeting but would like input regarding the creation and establishment of a City Tree Board.

Clerk’s Report: A written report was presented. Clerk Anderson addressed the increasing costs for publishing the minutes with the council. Anderson stated she researched the processes used by Coralville, Iowa City and North Liberty. Beginning with the September minutes, the minutes will include all “action” items and warrants. Council members, staff and citizens may contact Anderson for audio copies of the meetings. Anderson will also research purchasing transcription software for the city.

Finance Report: Verbal report.

MOTION by Lane, seconded by Haverkamp, to invest maturing Certificate of Deposit (CD) for \$77,300, at the University of Iowa Community Credit Union, into a new CD at 1.8%, maturing in 19 months. **Carried.**

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

Discussion of the preliminary budget review was tabled to the next council meeting.

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

**Warrants
July 15, 2015 through August 11, 2015**

Name	Amount	Name	Amount
Matthew Fort	1,533.20	CenturyLink	171.08
Kristofer Lyon	1,400.34	City of Coralville	15,508.50
Michelle Miller	1,278.47	Iowa Prison Industries	225.00
Nicholas Sherman	1,286.13	Johnson County Refuse, Inc.	1,738.50
Kenneth Stanley	1,572.59	Mediacom	109.95
Kenneth Stanley	1,649.33	Racom Corporation	142.50
Alexander Patch	1,986.64	Shamrock Construction Company LLC	6,051.50
Matthew Fort	1,560.44	Kristofer Lyon	119.99
MidAmerican Energy	102.48	Allen Worden	1,105.00
Christine Anderson	606.60	Westport Touchless Autowash	132.00
Kristofer Lyon	1,410.64	VISA	233.42

Nicholas Sherman	1,317.36	VISA	457.64
Kenneth Stanley	1,572.60	VISA	91.54
Wellmark BC/BS	1,122.96	Pyramid Services Inc.	1,144.44
Lori Kimura	373.15	Iowa City Press-Citizen	109.05
Internal Revenue Service	2,523.40	Johnson County Emergency Management	525.50
Paul Moore	1,374.23	Treat America Dining	30.32
Verizon Wireless	80.06	Taser International	1,208.43
City of Iowa City	14.22	Internal Revenue Service	4,329.36
Internet Navigator	24.95	IPERS	176.17
SEATS	703.66	IPERS	3,541.63
Stan Laverman	500.00	MidAmerican Energy	29.35
Terry Goerd	1,505.00	MidAmerican Energy	36.13
Black Squirrel Urban Forestry	2,260.00	MidAmerican Energy	31.84
City of Iowa City	3,120.87	MidAmerican Energy	646.68

General Fund - \$ 59,983.68 Road Use Tax - \$ 744.00 Employee Benefits Fund - \$ 8,047.16
Total Receipts \$ 36,863.93 Total Warrants \$ 68,774.84

Building, Zoning, and Sanitation: A written report was presented by council member Quezada and Zoning Commission chair Pat Yeggy. A verbal report was given by Board of Adjustments chair Dottie Maher.

MOTION by Quezada to approve Resolution No. 15-58 providing for the city council’s and mayor’s disclosure of any conflicts of interests in the University Heights One University Place redevelopment transaction; motion died for lack of a second.

MOTION by Quezada, seconded by Lane, to acquire additional property and casualty insurance at an additional premium cost of \$15.00 annually to provide coverage for damage to the recycling bins used for the Grandview Court Condominiums recycling program pursuant to the Iowa Department of Natural Resources forgivable loan. **Carried.**

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

The 2nd Kids’ Council will be held at 6:30 pm, September 8, 2015, prior to the regular council meeting.

Quezada would like to create a Commercial Rental Committee to address issues facing commercial property owners in the city. Quezada would like to invite Paul Moore, Nick Herbolt and Michael Crocker to participate on the committee. Council agreed to the creation of the committee.

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

MOTION by Aldrich, seconded by Haverkamp to approve Resolution No. 15-60, authorizing the mayor to sign and the clerk to attest an agreement with Jakub Schmitz regarding reimbursement of Police Academy Training expenses. **Carried.**

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

Consideration to approve Resolution No. 15-61, authorizing the mayor to sign and the clerk to attest an agreement with Philip Hagstotz regarding reimbursement of Police Academy Training expenses was tabled.

MOTION by Aldrich, seconded by Haverkamp to approve Resolution No. 15-62, authorizing the mayor to sign and the clerk to attest an agreement with Kris Lyon regarding reimbursement of Police Academy Training expenses. **Carried.**

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

MOTION by Aldrich, seconded by Haverkamp to approve Resolution No. 15-63, authorizing the mayor to sign and the clerk to attest an agreement with Lee Simcox regarding reimbursement of Police Academy 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, second by Quezada to approve the first consideration of Ordinance No. 190 establishing a City Tree Board; after preliminary discussion, the motion was withdrawn by Miller with no objection.

MOTION by Miller, second by Haverkamp to approve Pay Application #1 from Shamrock Construction Company, LLC for the Leamer Court pavement repair project. **Carried.**

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

Community Relations: A written report was presented. An Ice Cream Social will be held September 13th, 3:30-5:30 pm at Tower Court Park to celebrate the park’s renovation.

eGovernment: A written report was presented.

Announcements: Council member Haverkamp reminded everyone that 4th Room Theatre was presenting Private Lives at 7:00 pm, August 13th, at 901 Melrose Avenue. Attendance is free but a goodwill donation can be made at the performance.

The meeting was adjourned **by unanimous consent at 10:37 p.m.**

Attest: Christine Anderson, City Clerk

Approved: Louise A. From, Mayor