

May 10, 2016

Proceedings of the City Council of University Heights, Iowa, held at Horn School, 600 Koser Avenue, subject to approval by the Council at a subsequent meeting. ALL VOTES ARE UNANIMOUS UNLESS OTHERWISE STATED.

REGULAR MEETING

Mayor Heitman called the May 2016 meeting of the University Heights City Council to order at 7:01 p.m.

Present: Mayor Heitman. Council Members: Mike Haverkamp, Jim Lane, Dotti Maher, Silvia Quezada and Jerry Zimmermann. Staff present: Attorney Steve Ballard, City Clerk Anderson, Engineer Bilskemper, Police Chief Stanley and Treasurer Kimura. Also present were: Pat Bauer, Kathie Belgium, Carolyn Brown, Paul De Young, Justin Doyle, Andy Dudler, Ann Dudler, Terry Goerd, Lucille Heitman, Jase Humphrey, Catherine Lane, Sergeant Kris Lyon, Jeff Maxwell, Kevin Monson, Glenn Siders, Jane Swails, Alan Swanson, Larry Wilson, Mary Mathew Wilson, Ken Yeggy and Allison Zimmermann and guest.

The minutes of the April 12, 2016 council meeting were approved by unanimous consent. The minutes of the April 25, 2016 special council meeting were approved by unanimous consent.

PUBLIC HEARING ON PROPOSED FY 2015-16 BUDGET AMENDMENTS

Mayor Heitman called the public hearing on the proposed amendments to the City’s FY2015-16 budget to order at 7:02 p.m. No members of the public spoke regarding the proposed budget amendment. Mayor Heitman closed the public hearing at 7:03 p.m.

Mayor Heitman reopened the regular council meeting at 7:04 p.m.

Steve Kuhl, CPA, reviewed the proposed amendments to the City’s FY2015-16 budget. He noted that the proposed amendments had been published in the Iowa City Press-Citizen and posted as required by law.

FY2015-2016 Budget:

MOTION by Lane, seconded by Zimmermann, to approve Resolution No. 16-22, adopting the FY2015-2016 Budget Amendment. Carried.

Haverkamp - Aye Lane - Aye
Maher - Aye Quezada - Aye
Zimmermann- Aye

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

Jane Swails – 333 Koser Avenue Pat Bauer – 338 Koser Avenue
Kathie Belgium – 104 Sunset Street Jase Humphrey – 27 Prospect Place

Updates of One University Place Construction and Ravine: Jeff Maxwell, developer for One University Place (OUP), updated the council regarding progress of the construction.

Construction Quality at OUP: Terry Goerd, the city Building Inspector, updated the council on the quality of the OUP development.

Discussion on the Proposed Special Assessment Request: Kevin Monson, Justin Doyle and Jeff Maxwell addressed the council regarding a special assessment on OUP. Doyle stated the special assessment was overlooked by the developer’s legal team and proposed the following solution:

- Apply 90% of the projected interest savings (total of \$95,011.20) to the price of the community center condominium unit.
Permit the city to use a bond to pay for the community center, in lieu of lease payments contemplated in paragraph 5 of the Developer Agreement. Difference between a 6.5% market rate lease and a 3.5% bond financed condominium over 10 years results in an interest savings of \$51,901.90 to the city of University Heights.
Allow for the increased size of the community center, approximately 12% larger than the 2200 square feet stated in paragraph 5 of the Developer Agreement, at the price per square foot indicated in the development with 3.5% bond financing, the total cost of this additional square footage is \$55,534.30.
All associated legal, consultant, financing, etc. costs shall be paid for by the development team.

Total value to the city is \$202,447.40; the OUP team stated this was their final offer to the city.

MOTION by Haverkamp, seconded by Zimmermann, to direct the city attorney to begin the necessary steps towards a special assessment.

MOTION by Haverkamp, seconded by Zimmermann to close debate. Carried by unanimous consent.

VOTE on main motion:

Haverkamp - Aye Lane - Aye
Maher - Aye Quezada - No

Zimmermann– Aye

**Presentation on the Proposed Special Assessment Request:** Council member Quezada gave a PowerPoint presentation regarding the proposed special assessment request.

**MOTION** by Haverkamp, seconded by Lane, to approve Resolution No. 16-26, amending the One University Place Public Improvements Project and the contract awarded for that project, to remove work associated with Bid Alternate #1 relating to Storm Water Quality Features and reducing the contract price by \$17,021.00.

**MOTION** by Zimmermann, seconded by Haverkamp to close debate. **Carried** by unanimous consent.

**VOTE** on main motion:

Haverkamp - Aye	Lane - Aye
Maier - Aye	Quezada - No
Zimmermann– Aye	

**MOTION** by Lane, seconded by Haverkamp, to approve Resolution No. 16-20, approving the amended landscaping plan for One University Place.

Haverkamp - Aye	Lane - Aye
Maier - Aye	Quezada - No
Zimmermann– No	

**MOTION** by Zimmermann, seconded by Haverkamp, to approve Resolution No. 16-23, authorizing the mayor to sign an extension of the city’s agreement with Siders Development, LLC for certain construction oversight, inspection, and verification services the One University Place project, with continued compensation at \$1,350.00 per month. **Carried.**

Haverkamp - Aye	Lane - Aye
Maier - Aye	Quezada - Aye
Zimmermann– Aye	

**Mayor’s Report:** A verbal report was presented. Heitman stated the June council meeting will be held at the Oaknoll Retirement Community. Directions and room number will be posted on the website; parking will be limited.

Heitman read an apology that he sent to Oaknoll Retirement Community regarding comments by councilor Silvia Quezada.

**MOTION** by Haverkamp, seconded by Zimmermann, to approve Resolution No. 16-29, permitting the Farmers Markets at the University Club property on specified dates, at specified times. **Carried.**

Haverkamp - Aye	Lane - Aye
Maier - Aye	Quezada - Aye
Zimmermann– Aye	

Dates and times are located on the city website.

**Legal Report:** A written report was presented.

**MOTION** by Haverkamp, seconded by Maier, to approve Resolution No. 16-24, rescinding Resolution No. 16-18 and approving the Agreement for Utility Relocation and Rebuild between the City of University Heights and MidAmerican Energy Company that establishes the terms and conditions under which certain overhead power and other communication lines will be moved and installed underground in the City to accommodate the One University Place development at an estimated cost of \$33,499.00, for which the OUP developer will reimburse the City. Motion made with the recommendation that the utility pole be located at 1265 Melrose Avenue (west side). **Not Carried.**

Haverkamp - Aye	Quezada - Abstain
Lane - No	Zimmermann– Abstain
Maier - Aye	

**MOTION** by Lane, seconded by Haverkamp, to reconsider the vote on Resolution No. 16-24. **Carried.**

Haverkamp - Aye	Quezada - No
Lane - Aye	Zimmermann– No
Maier - Aye	

**MOTION** by Haverkamp, seconded by Lane, to approve Resolution No. 16-24, rescinding Resolution No. 16-18 and approving the Agreement for Utility Relocation and Rebuild between the City of University Heights and MidAmerican Energy Company that establishes the terms and conditions under which certain overhead power and other communication lines will be moved and installed underground in the City to accommodate the One

University Place development at an estimated cost of \$33,499.00, for which the OUP developer will reimburse the City. Motion made with the recommendation that the utility pole be located at 1265 Melrose Avenue (west side). **Carried.**

Haverkamp - Aye                      Quezada -No  
 Lane - Aye                              Zimmermann- Abstain  
 Maher - Aye

**MOTION** by Haverkamp, seconded by Maher, to approve Resolution No. 16-25, authorizing payment to EMC Insurance Company, the city’s former liability insurance carrier, of \$5,000.00, representing the city’s deductible and a portion of its retainage under the liability insurance policy as part of the settlement, dismissal, and release of a lawsuit and claims by a former city employee. **Carried.**

Haverkamp - Aye                      Lane - Aye  
 Maher - Aye                              Quezada - Aye  
 Zimmermann- No

**Clerk’s Report:** A written report was presented.

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

Haverkamp - Aye                      Lane - Aye  
 Maher - Aye                              Quezada - Aye  
 Zimmermann- Aye

**Finance Report:** None.

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

**Warrants  
 April 13, 2016 through May 10, 2016**

<b>Name</b>	<b>Amount</b>	<b>Name</b>	<b>Amount</b>
Christian Jones	1,262.31	Terry Goerd	1,365.00
Kristofer Lyon	1,635.54	Johnson County Refuse, Inc.	1,977.85
Harold Plate	209.79	Leff Law Firm, L.L.P.	13,760.88
Jakub Schmitz	1,259.93	Mediacom	109.95
Nicholas Sherman	1,500.12	Pyramid Services Inc.	190.91
Levio Simcox	1,276.37	Shive Hattery	16,453.16
Kenneth Stanley	1,575.50	Siders Development	1,350.00
MidAmerican Energy	64.16	Winkel, Parker & Foster, CPA PC	1,770.00
MidwestOne Bank	560.13	VISA	179.46
Christine Anderson	348.74	VISA	606.75
Christian Jones	907.92	Iowa City Tire and Service	39.75
Lori Kimura	323.04	Brad Wiley	250.00
Kristofer Lyon	1,611.65	Tempus Nova Inc	1,500.00
Harold Plate	171.61	Matt Wilber & Associates	299.00
Jakub Schmitz	1,149.21	EMC Insurance	5,000.00
Nicholas Sherman	1,467.06	Internal Revenue Service	3,283.20
Levio Simcox	1,149.22	Wellmark BC/BS	2,602.05
Kenneth Stanley	1,575.50	Internal Revenue Service	3,136.46
Paul Moore	1,374.23	IPERS	215.33
Verizon Wireless	120.03	IPERS	3,847.56
Internet Navigator	24.95	MidAmerican Energy	601.19
SEATS	703.66	MidAmerican Energy	32.26
Stan Laverman	500.00	MidAmerican Energy	32.36
Allen Worden	1,157.50	MidAmerican Energy	28.07
CenturyLink	621.93	City of Iowa City	600.00
City of Iowa City	3,098.11		

**General Fund - \$ 70,500.92                      Road Use Tax - \$ 1,293.88                      Employee Benefits Fund - \$ 13,084.60**

**Total Receipts                      \$ 271,632.53                      Total Warrants                      \$ 84,879.40**

**Building, Zoning, and Sanitation:** A verbal report was presented by council member Quezada. Quezada stated there were no public comments regarding proposed Ordinance No. 193.

Chairman Pat Bauer updated the council on the Zoning Commission meeting held on May 3<sup>rd</sup>. Bauer asked if the council would consider funding for a sensitive areas inventory mapping of the city. Coralville presently is pursuing this project with Emmons & Olivier and the city can “piggy-back” on their contract for \$1,800. Council verbally agreed to the project and Lane asked that an invoice be submitted this fiscal year.

**Community Protection:** A verbal report was presented by Police Chief Stanley.

Coffee with a Cop will be held May 25<sup>th</sup>, 9:30 a.m. at Stella. Crime Stoppers will be hosting a golf tournament on June 10<sup>th</sup> at Finkbine Golf Course. The police department will have a team entered in the tournament.

**Streets and Sidewalks:** Council member Maher presented a verbal report. City Engineer Bilskemper presented a written report.

**MOTION** by Maher, seconded by Quezada, to approve Resolution No. 16-27, for “No Parking Any Time” signs to be installed on Marietta Avenue, east of George Street. **Carried.**

Haverkamp - Aye	Lane - Aye
Maher - Aye	Quezada - Aye
Zimmermann– Aye	

**MOTION** by Zimmermann, seconded by Maher, to approve Resolution No. 16-28, accepting quotation for the 2016 Sidewalk Repair Project, awarding contract, and authorizing the mayor to sign a contract with JDM Concrete. **Carried.**

Haverkamp - Aye	Lane - Aye
Maher - Aye	Quezada - Aye
Zimmermann– Aye	

Bilskemper stated street sweeping will be scheduled to occur soon.

**eGovernment:** A written report was presented.

**Announcements:** “Dancing in the Streets” will be held on May 21<sup>st</sup>, 1:00-3:00 p.m. at the 200 block on Koser Avenue. All are invited to attend. Johnson County’s “Bike to Work Week” is May 15<sup>th</sup>-20<sup>th</sup>. UHs will co-host a breakfast on May 18<sup>th</sup>, 6:30-8:30a.m. at City Hall. The city-wide Garage Sale will be held June 4<sup>th</sup>, from 8:00 am – noon.

The meeting was adjourned **by unanimous consent at 10:04 p.m.**

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**Attest: Christine Anderson, City Clerk**

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**Approved: Weldon E. Heitman (Wally), Mayor**