

August 8, 2017

Proceedings of the City Council of University Heights, Iowa, held at the Community Center, 1302 Melrose Avenue, subject to approval by the Council at a subsequent meeting. ALL VOTES ARE UNANIMOUS UNLESS OTHERWISE STATED.

REGULAR MEETING

Mayor From called the August 2017 meeting of the University Heights City Council to order at 7:03 p.m.

Present: Mayor From. Council Members: Mike Haverkamp, Jim Lane, Dotti Maher (late), Silvia Quezada and Jerry Zimmermann. Staff present: Attorney Steve Ballard (via phone), Engineer Bilskemper, Police Chief Kris Lyon and Treasurer Kimura. Also present were Pat Bauer, Bill Boyd, Steve Boyd, Andy Dudler, Ann Dudler, Jim Glasgow, Mark Greiner, Onna Houck, Alice Haugen, Laura Hawks, Jase Humphrey, Catherine Lane, John McLure, Virginia Miller, Liesa Moore, Paul Moore, Kevin Perez, Kent Ralston, Mike Ritchie, Josh Schamberger, Jason Titze, Carolyn Wells, John Wells, Brad Wiley, Larry Wilson, Mary Mathew Wilson, Don Yarbrough, Nukhet Yarbrough, Ken Yeggy and Pat Yeggy.

Absent: City Clerk Anderson.

The minutes of the July 11, 2017 regular council meeting were approved by unanimous consent.

Zoning Commission Report and Recommendations: Bauer updated the council on the status of the ULP PUD application for 901 Melrose Avenue and the report he submitted to council. The Zoning Commission voted 4-1 to recommend disapproval of the proposed PUD.

PUBLIC HEARING ON THE PROPOSED AMENDMENTS TO THE CITY’S ZONING ORDINANCE (NO. 79). THE PROPOSED AMENDMENTS CONCERN PROPERTY KNOWN LOCALLY AS 901 MELROSE AVENUE, A PORTION OF 905 MELROSE AVENUE, AND 909 MELROSE AVENUE. ALL OF THIS PROPERTY IS PRESENTLY ZONED R-1 SINGLE-FAMILY RESIDENTIAL, WHICH PERMITS ONLY SINGLE-FAMILY USES AND PROHIBITS COMMERCIAL USES. THE PROPOSED AMENDMENTS WOULD CREATE A CH COMMERCIAL HOTEL ZONE THAT WOULD ESTABLISH A PROCEDURE FOR THE PROPERTY TO BE REDEVELOPED AS FIVESTORY HOTEL COMPRISING NO MORE THAN 140 ROOMS AND ASSOCIATED AMENITIES INCLUDING LOBBY SPACE: A RESTAURANT, CAFÉ, AND/OR BISTRO; MEETING SPACE; AND A FITNESS CENTER.

Mayor From called the public hearing on the proposed zoning amendments to order at 7:10 p.m. The following citizens addressed the council:

- | | |
|-------------------------------------------------------|----------------------------------|
| Paul Moore – 1000 - 1006 Melrose Avenue | Pat Bauer – 338 Koser Avenue |
| Kevin Perez – Stella Restaurant – 1006 Melrose Avenue | Alice Haugen – 1483 Grand Avenue |
| Larry Wilson – 308 Koser Avenue | Mark Greiner – 77 Olive Court |
| Mike Ritchie – 20 & 24 Olive Court | |

Mayor From closed the public hearing at 7:35 p.m.

Mayor From reopened the regular council meeting at 7:36 p.m.

Presentation by ULP on Proposed Development: Jim Glasgow, one of the developers, addressed the council about the 140 room Marriott Hotel that is under consideration at 901 Melrose Avenue.

Council member Lane asked Josh Schamberger, President of the Iowa City/Coralville Convention and Visitors Bureau, to comment on the proposed development’s projected financial numbers. Schamberger estimates the first-year revenues to be between \$310,000 to \$320,000 in tax collections.

Kent Ralston, Director of MPOJC, addressed the council regarding the traffic and staff reports created for the city.

MOTION by Lane, seconded by Maher, to hold a special council meeting on August 21, 2017, at 7:00 pm, at the UH Community Center. **Carried.**

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

First consideration of Ordinance No. 208 amending the Zoning Ordinance (No. 79) was tabled until the special council meeting.

Consideration of Resolution No. 17-33, submitting language for a public measure to be included on November 7, 2017 City Election ballot to impose a hotel/motel tax was tabled until the special council meeting.

Public Comments: Virginia Miller, 7 Glencrest Drive, updated the council on the work the Tree Board has done for the city. John McClure, 415 Koser Avenue, addressed the council with his concern.

Updates of One University Place Construction: Jim Lane gave a verbal report for the OUP development team. Glenn Siders submitted a written report.

Mayor’s Report: A written report was presented.

MOTION by Maher, seconded by Haverkamp, to approve Resolution No. 17-13, appointing Kris Lyon as Chief of Police of the University Heights Police Department. **Carried.**

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

Legal Report: A written report was presented.

MOTION by Quezada, seconded by Haverkamp, to approve third consideration of Ordinance No. 206, amending Ordinance No. 31 to add dead ash trees to those trees declared nuisances. **Carried.**

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

Council consensus for Attorney Ballard to publish notice of the proposed zoning ordinance changes drafted by the Zoning Commission.

Clerk’s Report: A written report was presented.

Council members Maher and Quezada volunteered to participate in occupancy discussions with the Housing Inspector and City Attorney.

Finance Report: A verbal report was presented. Council member Lane said the city will combine two CDs into one CD for a better interest rate.

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

**Warrants
 July 12, 2017 through August 8, 2017**

Name	Amount	Name	Amount
Joshua Kite	230.63	Siders Development	1,350.00
Kristofer Lyon	807.56	Johnson County Refuse, Inc.	1,921.50
Jacob Mussmann	70.77	City of Iowa City	3,795.99
James Sandifer	685.84	Keepsr Inc	1,599.95
Levio Simcox	1,159.11	Petersen, Nathan A	20.00
Levio Simcox	526.51	Shive Hattery	7,317.87
Kristofer Lyon	2,875.98	Terry Goerd	2,475.00
Jakub Schmitz	1,119.64	University Lake Partners	600.00
MidAmerican Energy	128.43	US Cellular	131.75
Kristofer Lyon	2,182.41	Westport Touchless Autowash	80.57

Jacob Mussmann	295.84	Leff Law Firm, L.L.P.	19,899.58
James Sandifer	1,142.36	Copyworks	548.10
Nicholas Sherman	139.92	VISA	485.73
Levio Simcox	1,379.65	VISA	1,460.20
Nathan Petersen	153.00	VISA	1,160.81
QuickBooks Payroll Service	0.21	Nathan Petersen	30.00
QuickBooks Payroll Service	0.44	Secretary of State, Iowa	30.00
Christine Anderson	590.46	Internal Revenue Service	2,650.58
Lori Kimura	302.78	Internal Revenue Service	8.77
Paul Moore	50.00	Wellmark BC/BS	2,802.15
Jakub Schmitz	1,119.64	Internal Revenue Service	2,115.44
One University Place South Condo Assoc.	867.16	IPERS	162.62
Brad Wiley	250.00	IPERS	2,652.82
Internet Navigator	24.95	Iowa Municipalities Workers' Compensation	968.00
Stan Laverman	600.00	MidAmerican Energy	29.54
Iowa Community Assurance Pool	10,164.71	MidAmerican Energy	31.41
Russ Boyer Construction	1,388.00	MidAmerican Energy	57.35
Absolute Outdoor Services	375.00	MidAmerican Energy	452.43
CenturyLink	94.19	JDM Concrete LLC	2,838.62

General Fund - \$ 71,632.24 Road Use Tax - \$ 3,409.35 Employee Benefits Fund - \$ 11,360.38

Total Receipts \$ 37,348.10

Total Warrants \$ 86,401.97

Sanitation: A verbal report was presented. Council member Quezada gave an update on the on the football game day mailing. Information has also been posted to the city website. Mayor From gave an update of the groups she has communicated the policies to. Council member Maher found a company to assist with post game day clean-up in the city.

Community Protection: A written report was presented by Police Chief Kris Lyon. Verbal reports were presented by council members Maher and Zimmermann. Maher reported on the National Night Out event on August 1st.

Streets and Sidewalks: City Engineer Bilskemper presented a written report. Verbal reports were presented by council members Maher and Zimmermann.

Zoning Chair Bauer suggested that the commissioners start the process, possibly in conjunction with MPOJC staff, to develop a commercial and residential visioning plan, with possible scenarios, for the city. Council member Haverkamp suggested including John Yapp in the process.

Lane stated the University had indicated this past winter they would like to straighten the Finkbine road, on the west side of Birkdale Court. Lane and Bilskemper will meet with university personnel to discuss again and will update the council at a future meeting.

eGovernment: A written report was presented.

MOTION at 10:02 p.m. by Lane, seconded by Haverkamp that the council holds a closed session pursuant to Iowa Code Sec. 21.5(1)(c) to discuss strategy with counsel in matters in litigation where its disclosure would be likely to prejudice or disadvantage the position of the City. **Carried.**

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

The Council then met in closed session. Regular session of the council meeting reconvened at 10:15 p.m.

Announcements: Herky will be at the August 29th Farmers Market.

The meeting was adjourned **by unanimous consent at 10:16 p.m.**

Attest: Christine Anderson, City Clerk

Approved: Louise A. From, Mayor