

August 28, 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.

SPECIAL COUNCIL MEETING

Mayor From called the August 28, 2017 special council meeting of the University Heights City Council to order at 7:00 p.m.

Present: Mayor From. Council Members: Mike Haverkamp, Jim Lane, Dotti Maher (late), Silvia Quezada and Jerry Zimmermann (phone/in person late). Staff present: Attorney Steve Ballard, City Clerk Anderson and City Engineer Josiah Bilskemper. Also present were Pat Bauer, Sheryl Beinhardt, Bill Boyd, Steve Boyd, Michael Crocker, Andy Dudler, Ann Dudler, Alice Fennell, Tom Fennell, Jim Glasgow, Mark Greiner, Nick Herbold, Noah Hughes, Jase Humphrey, Scott Kading, Catherine Lane, Virginia Miller, Liesa Moore, Paul Moore, Mike Ritchie, Alberto Segre, Lisa Segre, Karla Schmidt, Mary Schmidt, Rich Schmidt, Jerri Sheldon, Kip Sheldon, Greg Stiltner, Michele Stiltner, Carolyn Wells, Larry Wilson, Mary Mathew Wilson, Ken Yeggy and Pat Yeggy.

Public Comments: The following citizens addressed the council with their concerns regarding the 2017 Streets Improvement Project:

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| Tom Fennell – Grandview Court Condo Association | Kip Sheldon – 316 Mahaska Drive |
| Alberto Segre – 406 Mahaska Drive | Rich Schmidt – 207 Mahaska Drive |
| Carolyn Wels – 322 Highland Drive | Karla Schmidt – 207 Mahaska Drive |
| Lisa Segre – 406 Mahaska Drive | |

MOTION by Zimmermann, seconded by Quezada, to direct the City Engineer to delay work on the 2017 Streets Improvements Project until further notice. Carried.

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

MOTION by Quezada, seconded by Haverkamp, to approve Resolution No. 17-34, extending the moratorium on issuing permits for siting, placing, constructing, erecting, or modifying towers, antennas, or other transmission equipment related to wireless telecommunications services or technology to allow the city council to consider changes to relevant ordinances in light of recent changes to Iowa law. Moratorium is extended to November 15, 2017. Carried.

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

Council consensus to analyze and draft a proposal for the Fiber Optic Project 2017.

Public Comments: Pat Bauer, 338 Koser Avenue, addressed the council with his concerns on Resolution 17-33.

MOTION by Lane, seconded by Zimmermann, to approve Resolution No. 17-33, submitting language for a public measure to be included on the November 7, 2017 City Election ballot to impose a hotel/motel tax as provided by Iowa Code Ch. 423A. Carried.

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

The meeting was adjourned by unanimous consent at 8:15 p.m.

COUNCIL WORK SESSION

Mayor From called the August 28, 2017 work session of the University Heights City Council to order at 8:24 p.m.

Public Comments: The following addressed the council with their concerns regarding the proposed hotel development:

Mark Greiner – 77 Olive Court	Ann Dudler – 205 Koser Avenue
Mary Mathew Wilson – 308 Koser Avenue	Mike Ritchie – 20 & 24 Olive Court
Michael Crocker – 1490 Grand Avenue	Pat Bauer – 338 Koser Avenue
Larry Wilson – 308 Koser Avenue	Noah Hughes – 1465 Grand Avenue
Nick Herbold – 1250 Melrose Avenue	

Council began reviewing the Conditional Zoning Agreement (CZA) with ULP - University Lake Partners II, LLC, regarding additional conditions to be imposed as a part of rezoning certain property by amending the Zoning Ordinance (No. 79) to create a CH Commercial Hotel Zone that would establish a procedure for the property to be redeveloped a hotel.

Jim Glasgow, partner with University Lake Partners, asked for clarification on item 7e, stating that he and Greg Stiltner will not purchase additional properties in the city. Attorney Ballard stated he focused on the Melrose properties closest to the Flaum property, as well as Olive and Leamer Court. Glasgow asked if this would include the hotel the university wishes to build at the University Club site. Ballard replied that is probably an issue the council would want to consider and include in the agreement.

Council member Zimmermann requested “the financial model” from the developers and would like that as a conditional item in the CZA. Glasgow replied they will share the pro-forma they will send to the bank with the city.

Glasgow asked for clarification on the developers’ role in purchasing two properties and deeding the properties to the city or designated organization. Ballard stated once the properties are deeded, the developers’ role is finished. Glasgow would like a monetary limit established. Glasgow stated they could purchase one house and set aside \$300,000 in a fund or set aside \$700,000.

Council member Haverkamp would like to have a program in place similar to The UniverCity Neighborhood Partnership in Iowa City. The city’s Housing Inspector administers the Iowa City program and is agreeable to oversee a program for University Heights. Haverkamp also mentioned Habitat for Humanity and the Iowa City Housing Trust as two other entities who could assist on rehabbing a house for the city.

Council member Lane commented “this is an opportunity” to establish a program, which has been discussed for several years, with minimal funding from the city. Zimmermann stated there is no program but it would be a “one-off” purchase. Zimmermann reiterated the need for a long-term plan.

Glasgow said the developers have re-directed the hotel so the entrance faces the railroad tracks, along with the lobby and outdoor seating.

Zimmermann said the city should hire a consultant to assist with the creation of a long-term commercial plan. Lane asked about the costs and stated developers have reimbursed the city for these types of fees. Lane asked if Zimmermann and Larry Wilson could research the costs and report at the September council meeting their findings. Mayor From offered her assistance.

Council member Quezada would like to see stabilization efforts begin on Olive Court, to “stake a ground zero” to limit development west of that line.

Haverkamp talked of a “property evaluation” for the Flaum house. Haverkamp contacted a former chair of the Iowa Historic Preservation Commission to see he could do a property evaluation of the house. Estimated it would take 4-8 hours, at \$20 per hour. If it was determined the house would not be moved, Haverkamp suggested contacting The Friends of Historic Preservation to maximize the salvageable items in the house.

Ballard stated he will publish notice of a public hearing for the September 12th council meeting. The CZA must be approved prior to the hearing and can be approved at the September meeting.

Announcements: None.

The work session was adjourned **by unanimous consent at 10:03 p.m.**

Attest: Christine Anderson, City Clerk

Approved: Louise A. From, Mayor