

December 21, 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 December 21, 2017 special meeting of the University Heights City Council to order at 7:02 p.m.

Present: Mayor From. Council Members: Mike Haverkamp, Jim Lane, Dotti Maher, Silvia Quezada and Jerry Zimmermann (left around 8:30 p.m.). Staff present: Attorney Steve Ballard, City Clerk Chris Anderson and Engineer Josiah Bilskemper. Also present were: Heath Bewer, Bill Boyd, Steve Boyd, Jesse Bulman, Nick Herbold, Jim Glasgow, Laura Hawks, Onna Houck, Stan Laverman, Ben Mitchell, Liesa Moore, Paul Moore, Chris Nicknish, Kent Ralston, Greg Stiltner, Ken Yeggy and Pat Yeggy.

PUBLIC HEARING - COMMERCIAL HOTEL PUD DEVELOPMENT

APPLICATION. PUBLIC HEARING ON PUD DEVELOPMENT APPLICATION BY UNIVERSITY LAKE PARTNERS II, LLC TO DEVELOP REAL PROPERTY KNOWN LOCALLY AS 901 MELROSE AVENUE, 905 MELROSE AVENUE, AND 909 MELROSE AVENUE AS A HOTEL.

Mayor From called the public hearing on the Commercial Hotel PUD development to order at 7:03 p.m. Larry Wilson, 308 Koser Avenue, addressed the council with his concerns.

Mayor From closed the public hearing at 7:10 p.m.

Mayor From reopened the special council meeting at 7:11 p.m.

Council will hold a special council meeting on December 28, 2017, at 7:00 p.m., to discuss the PUD for the hotel project.

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

Oona Houck – Iowa Interstate Railroad
Ben Mitchell – MMS Consultants, Inc.
Paul Moore, 1000-1006 Melrose Avenue

Greg Stiltner – ULP developer
Larry Wilson – 308 Koser Avenue

Partnering with Iowa Valley Habitat for Humanity: Jesse Bulman and Heath Bewer presented a PowerPoint presentation to the council, outlining their proposal of services to rehabilitate the Olive Court neighborhood. Priorities are to re-establish owner-occupied homeownership, ensure properties comply with local housing codes, and increase the property value for each property and the neighborhood.

Consideration of Resolution No. 17-48, establishing the University Heights Neighborhood Stabilization Program, was deferred until the special council meeting.

Legal Report: A written report was presented.

Engineering Report: A written report was presented.

ULP Hotel Project:

Laura Hawks, landscape architect for the developers, updated the council on the landscape and tree retention plan for the development.

Kent Ralston, Executive Director of MPOJC, addressed the council regarding the written report submitted to them. Ralston responded to questions regarding the recommendations outlined in the report.

Consideration of Resolution No. 17-49, authorizing the mayor to sign and the clerk to attest an amendment to the Conditional Zoning Agreement entered into effective September 12, 2017 concerning the rezoning of 901 Melrose Avenue, 905 Melrose Avenue, and 909 Melrose Avenue from R-1 Single-Family Residential to CH Commercial Hotel, was deferred until the special council meeting.

Consideration of Resolution No. 17-59, imposing additional development requirements, regulations, and restrictions with respect to properties conveyed pursuant to the Conditional Zoning Agreement entered into effective September 12, 2017 concerning the rezoning

of 901 Melrose Avenue, 905 Melrose Avenue, and 909 Melrose Avenue from R-1 Single-Family Residential to CH Commercial Hotel, was deferred until the special council meeting.

MOTION by Haverkamp, and seconded by Lane, to suspend, with regard to Ordinance No. 220, the requirement that a proposed ordinance be considered and voted upon for passage at two council meetings, prior to the meeting to adopt No. 220 for the final time.
Not Carried.

Haverkamp - Aye	Lane - Aye
Maher - Abstain	Quezada - Abstain
Zimmermann- Absent	

MOTION by Haverkamp, to approve first consideration of Ordinance No. 220, amending the Zoning Ordinance (No. 79) to reduce required setbacks in the CH Commercial Hotel Zone. Motion died due to lack of a second. Council will consider at the special meeting.

Consideration of Resolution No. 17-51, approving with conditions the CH Commercial Hotel PUD Development Application of University Lake Partners II, LLC to develop real property known locally as 901 Melrose Avenue, 905 Melrose Avenue, and 909 Melrose Avenue as a hotel, was deferred until the special council meeting.

Consideration of Resolution No. 17-52, regarding sensitive areas review, regulation, and plan approve concerning property subject to the PUD Development Application by University Lake Partners II, LLC, was deferred until the special council meeting.

Consideration of Resolution No. 17-53, approving a Storm Water Pollution Prevention Plan and issuing a Site Runoff Permit for property subject to the PUD Development Application by University Lake Partners II, LLC, pursuant to Ordinance No. 155, was deferred until the special council meeting.

Consideration of Resolution No. 17-54, establishing permit fees for Construction Site Runoff Permits for property subject to the PUD Development Application by University Lake Partners II, LLC, pursuant to Ordinance No. 155, was deferred until the special council meeting.

Consideration of Resolution No. 17-55, concerning Post - Construction Storm Water Runoff Control and/or approving a Storm Water Management Plan for property subject to the PUD Development Application by University Lake Partners II, LLC, pursuant to Ordinance No. 169, was deferred until the special council meeting.

Consideration of Resolution No. 17-56, concerning parkland dedication for property subject to the PUD Development Application by University Lake Partners II, LLC, pursuant to Ordinance No. 191, was deferred until the special council meeting.

Consideration of Resolution No. 17-57, authorizing the mayor to sign and the clerk to attest an agreement with University Lake Partners, LLC, Jim Glasgow, and Greg Stiltner providing for the reimbursement of the city's reasonable professional and clerical fees and expenses related to the development of property known locally as 901 Melrose Avenue, 905 Melrose Avenue, and 909 Melrose Avenue as a hotel, was deferred until the special council meeting.

Budget Timeline: Council member Lane e-mailed the timeline to the council.

Announcements: University Heights garbage and recycling pick- up will be held on Wednesday, December 27th and Wednesday, January 3rd.

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

Attest: Christine Anderson, City Clerk

Approved: Louise A. From, Mayor