

December 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 December 28, 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 (by phone; unavailable after 8:27 p.m.). Staff present: Attorney Steve Ballard, City Clerk Chris Anderson and Engineer Josiah Bilskemper. Also present were: Bill Boyd, Steve Boyd, Nick Herbold, Jim Glasgow, Laura Hawks, Virginia Miller, Ben Mitchell, Liesa Moore, Paul Moore, Chris Nicknish, Kathy Nicknish, Kent Ralston, Greg Stiltner, Ken Yeggy and Pat Yeggy.

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

Virginia Miller - 7 Glencrest Drive Larry Wilson – 308 Koser Avenue
Greg Stiltner – ULP developer Jim Glasgow – ULP developer

Legal Report: A written report was presented.

Engineering Report: A written report was presented.

ULP Hotel Project:

MOTION by Quezada, and seconded by Maher, to approve 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.

MOTION by Haverkamp, and seconded by Lane, to amend the Resolution by striking sections I, II and VII from Exhibit A. Discussion by council. Motion to amend withdrawn by Haverkamp without objection by the council.

MOTION by Quezada, and seconded by Maher, to amend the Resolution by adding a clause stating “the above minimum standards may be modified with approval from the city”. Carried.

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

MOTION by Quezada, and seconded by Maher, to approve Resolution No. 17-59, as amended, 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. Carried.

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

Phone connection for council member Zimmermann disconnected and he was no longer present as of 8:27 p.m.

MOTION by Quezada, and seconded by Maher, to approve Resolution No. 17-60, directing conveyance of Olive Court properties to Iowa Valley Habitat for Humanity with particular conditions.

Council discussion to amend the resolution to include “Iowa Valley Habitat for Humanity agrees to make a combined two hundred fifty thousand dollars (\$250,000.00) in improvements to the houses on the two Olive Court properties as a part of its rehabilitation efforts before it may or will sell or reconvey these properties, with such expenditures demonstrated to the City by appropriate spreadsheets, ledgers, and supporting source documents (invoices, bills, etc.);”. No objection by council to amend.

MOTION by Quezada, and seconded by Maher, to approve Resolution No. 17-60, as amended, directing conveyance of Olive Court properties to Iowa Valley Habitat for Humanity with particular conditions. **Carried.**

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

Consideration of Resolution No. 17-48, establishing the University Heights Neighborhood Stabilization Program was withdrawn by council member Haverkamp.

MOTION by Lane, and seconded by Maher, 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. **Carried.**

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

MOTION by Quezada, and seconded by Maher, to approve final consideration of Ordinance No. 220, amending the Zoning Ordinance (No. 79) to reduce required setbacks in the CH Commercial Hotel Zone. **Carried.**

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

Council discussion to amend the Resolution, as prepared before the meeting, to add a requirement that ULP developers contribute \$50,000 payable 20k 2018, then 10k 2019, 2020, and 2021 for support and enhancement of City parks; no objection by council

MOTION by Haverkamp, and seconded by Lane, to approve 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. **Carried.**

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

Council member Quezada moved to reconsider the council’s adoption of Resolution No. 17-56 to eliminate certain recitals should be eliminated from the resolution.

MOTION by Quezada, and seconded by Lane, to strike the 5th, 6th and 7th unnumbered recitals (“Whereas”), and amend the 4th recital. **Carried.**

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

Council members Haverkamp withdrew his motion to adopt the original version of Resolution No. 17-56; the motion was withdrawn without objection from the council.

MOTION by Quezada, and seconded by Maher, to approve Resolution No. 17-56, as amended, concerning parkland dedication for property subject to the PUD Development Application by University Lake Partners II, LLC, pursuant to Ordinance No. 191. **Carried.**

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

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 a future council meeting.

MOTION by Haverkamp, and seconded by Lane, to approve 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. **Carried.**

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

MOTION by Haverkamp, and seconded by Lane, to approve 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. **Carried.**

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

MOTION by Haverkamp, and seconded by Lane, to approve Resolution No. 17-61, approving and authorizing the mayor to sign and the clerk to attest a Development Agreement with University Lake Partners II, LLC. **Carried.**

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

MOTION by Lane, and seconded by Maher to approve Resolution No. 17-58, authorizing an expenditure of city funds not to exceed \$3,000.00 in premium to purchase property insurance on the home located at 901 Melrose Avenue, which has or will be conveyed to the city pursuant to the Conditional Zoning Agreement concerning the rezoning of 901 Melrose Avenue, 905 Melrose Avenue, and 909 Melrose Avenue from R-1 Single-Family Residential to CH Commercial Hotel. **Carried.**

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

Announcements: Orientation for the new council will be scheduled after the first council meeting in 2018. Quezada stated she is monitoring the weather to determine if the Luminary Walk will occur on December 31st. Volunteers should contact Quezada for a status update.

The meeting was adjourned **by unanimous consent at 9:55 p.m.**

Attest: Christine Anderson, City Clerk

Approved: Louise A. From, Mayor