

February 6, 2020

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 February 6, 2020 special council meeting of the University Heights City Council to order at 5:31 p.m.

Present: Mayor From. Council Members: Casey Cook, Liesa Moore, Sara O’Sullivan, Bobby Scott and Doug Swailes. Staff present: Attorney Steve Ballard, Building and Housing Inspector Terry Goerdt, City Clerk Chris Anderson, Housing Inspector Brian Jensen and Police Chief Troy Kelsay. Also present: Jim Dreusicke, John Irvine, Tim Lehman, Mike Ritchie, Silvia Quezada, Jay Speckeen, Ken Yeggy and Pat Yeggy.

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

- |                                  |                                       |
|----------------------------------|---------------------------------------|
| Mike Ritchie - 20 Olive Court    | Silvia Quezada - 416 Ridgeview Avenue |
| Jay Speckeen - 217 Monroe Street | Tim Lehman - 1124 Melrose Avenue      |
| John Irvine - 6 Leamer Court     | Jim Dreusicke - 36 Olive Court        |

Legal Report: A written report was presented.

Attorney Ballard outlined the history of the city’s rental housing program, including changes to legislative policies.

Rental Housing Recommendations: Building and Housing Inspector Goerdt and Housing Inspector Jensen outlined 10 recommendations for council consideration:

1. Require radon testing by a third party, prior to rental permit being approved.
2. Require 100 square feet of common living space per bedroom.
3. Require that no more than 35% of dwelling’s square footage is used as bedrooms.
4. Require 500 square feet of open space in rear yard.
5. Require dimensional floor plan at time of application.
6. Require property site plan, including designated parking spaces.
7. Require conforming parking spaces, with one space for first two tenants over 18 and one space for each additional tenant over 18.
8. Adopt the 2018 Maintenance Code.
9. Require interconnected smoke detectors and CO detection in dwelling unit.
10. Require that trash and recycling containers are located behind house (out of sight) when not set out for collection during the allowable time period.

Additional items brought up by council members included: 1) ancillary use for owner-occupied properties, 2) increase rental permit fee, 3) parking requirements for mopeds, 4) inspection intervals, and 5) tenant rights.

MOTION by Cook, and seconded by Moore, to direct Attorney Ballard to draft changes to the Rental Housing Code for consideration at the February regular council meeting. Carried.

- |                  |               |
|------------------|---------------|
| Cook - Aye       | Scott - Aye   |
| Moore - Aye      | Swailes - Aye |
| O’Sullivan - Aye |               |

Announcements: None.

The meeting was adjourned by unanimous consent at 7:02 p.m.

Attest: Christine Anderson, City Clerk

Approved: Louise A. From, Mayor