

**Windsor Heights (Iowa) City Council Regular Meeting Minutes – April 7, 2008**  
**Council Chambers, 1133 66<sup>th</sup> St.**

**Item 1: Roll Call/Pledge of Allegiance**

Mayor Jerry Sullivan called meeting to order at 5:15 p.m. Council present: Diana Willits, Carole Tillotson, Flo Hunter, Charlene Butz and Steve Peterson. City Administrator Marketa George Oliver and Assistant City Attorney Rebecca Dublinske present. Mayor Sullivan asked Randy Thomas of the Boy Scouts to lead the Pledge of Allegiance.

**Item 2: Approval of the Agenda - Roll Call 070**

Peterson moved Willits seconded to approve agenda as amended with the removal of Item #9 and moving item #6 to after item #12. Voice vote unanimous.

**Item 3: Good of the Order:** Mayor Sullivan asked Randy Thomas of Boy Scout Troop 46 to introduce the Boy Scouts in attendance.

**Item 4: Approval of the minutes - Roll Call 071**

Hunter moved Willits seconded to approve March 3rd regular meeting published and unabridged minutes. Voice vote unanimous. Peterson moved, Willits seconded to approve March 24<sup>th</sup> City Council study session minutes, voice vote unanimous with Hunter abstaining.

**Item 5: Consent Agenda - Roll Calls 072-079**

Peterson moved Willits seconded approval of a liquor license for Twisted Parrot Lounge; Network Services RFP; February report for Police, Fire and Public Works; Monthly Clerk and Investment Report for February; receive and file for Audit Monthly Treasurer's Report for February and Claims and Payroll. Voice vote unanimous.

**Item 7: Resolution 08-0407/80 approving a 28E Agreement for the Central Iowa Traffic Safety Task Force for specialized traffic enforcement programs - Roll Call 080**

Peterson moved Hunter seconded approval. Roll call vote unanimous.

**Item 8: Resolution 08-0407/081 executing 28E agreement with BRAVO - Roll Call 081**

Tillotson moved Willits seconded approval. Roll call vote unanimous.

**Item 10: Resolution 08-0407/82 directing the advertisement for sale of \$1,980,00 general obligation bonds, Series 2008A, and \$3,805,000 general obligations bonds, Taxable Series 2008B, and approving electronic bidding procedures - Roll Call 082**

Peterson moved Tillotson seconded approval. Peterson, Willits, Tillotson and Hunter voted Yes, Butz voted No.

**Item 11: Consideration of a Resolution Authorizing the City Administrator to submit a grant application to the Iowa Department of Economic Development to help fund the Community Center at Colby Park. Roll Call 083: Resolution 08-0407/083** Willits moved Butz seconded approval. Roll call vote unanimous.

**Item 12: Ordinance 08-07 updating Chapter 29, Building and Property Regulation to change the fee and inspection frequency - Roll Call 084**

Oliver explained this ordinance updates sections of our rental housing code, updating the frequency of required inspections and the charges related to rental inspections. Tillotson moved the final reading, Peterson seconded approval. Roll call vote unanimous.

**Item 6: Public hearing and Consideration of Resolution for Hickman Motor Lodge, 6500 Hickman Road site plan – Resolution 08-0407/085**

Mayor Sullivan opened the public meeting at 5:26 pm. Oliver noted no written or oral comments had been submitted. The council had received the findings of the Planning and Zoning Commission. David Wetsch, 974 73<sup>rd</sup> St. Ste 20, spoke on behalf of Steve Bassman, stated the findings were made on staff recommendations, not the evidence. He stated Mr. Bassman's property meets the criteria of a hotel/motel under Iowa Code and that they object to being determined a non-conforming use. He said the Planning and Zoning Commission recommended denial of the site plan based on that designation. He said the site plan met all of the other standards needed for approval.

Tia Parker, 2226 68<sup>th</sup> St, believes the site plans and expansion of the motel would be good for the city. Edith Munro, 2015 68<sup>th</sup> St, supports the staff recommendations. She doesn't like the noise at the property. The decline in hotel/motel tax revenues is clear evidence that it is being used as apartments. She believes the hotel is disruptive in the neighborhood. Vicki Sodawasser, 2101 68<sup>th</sup> St. is concerned about the proposal with the frontage and that the property does not conform to the Hickman overlay district rules. She does not believe there is enough parking and thinks that staff is correct in finding there is enough parking. There is a safety issue with the parking. She urged the council to agree with the Planning and Zoning Commissions findings. Oliver noted that the staff findings stated there was not enough parking. Victoria Harris, 2019 68<sup>th</sup>, supports the Planning and Zoning Commission findings. She asked why would hotel and motel revenue decline if it was still operating as a motel. She stated the difference between Wal-Mart and the motel is that Wal-Mart has their own security, while Windsor Heights Police have to do all the police work at the Motor Lodge. There have been serious incidents there such as stabbings and prostitution. She stated that parking is currently a problem at that location and expansion will only cause more of a problem and that emergency vehicles will have a problem with access. She believes run-off from the proposed expansion needs to be addressed. David Wetsch stated the property is registered and meets the criteria of a motel and that there is enough parking when you calculate spots for motel usage. Mr. Wetsch said they had not yet had a chance to respond the issue of using permeable pavement in places to address runoff. The public hearing was closed at 5:37 p.m.

**Roll Call 083: Resolution 08-0407/086.** Tillotson moved the resolution denying the site plans, Willits seconded approval. Roll call vote unanimous.

**Item 13: Public Comment.** Dave Jenison, 6531 Del Matro, thanked the council for their work on the budget. He requested that in the future, you ask the crowd to refrain from applause after public comments. He requested more attention be paid to the no parking area around 64<sup>th</sup> and Del Matro. He asked when does street repair begin. John Wiedman stated that hot patch repairs will begin as soon as the product is available, which should be soon, it all depends on the weather. Cindy Chamberlin, 1540 68<sup>th</sup>, stated that the Neighborhood Watch program now has block captains and will be having block captain meetings. She stated they would like to post signs in the neighborhoods. The next meeting will be on May 3<sup>rd</sup> at 10:30 at 3E.

**Item 14: Council Member Comments.** Steve Peterson asked for a Colby Park update. Oliver noted that the electrician has been working, but the majority off the work is dependent upon the weather, which hasn't been good lately. Flo Hunter stated the Music in the Park schedule has been finalized.

**Item 15: Mayor's Inquires**

Mayor Sullivan announced the Windsor Heights Foundation will meet Tuesday April 8<sup>th</sup> at 7:00 p.m.

**Item 16: Adjournment to closed session pursuant to 21.5c and 21.5j of the Code of Iowa. Roll Call 084**

Willits moved, Peterson seconded. Roll call vote unanimous. Council adjourned to a closed session at 5:45.

Mayor Sullivan called the Council out of closed session at 6:05 pm. Note: Diana Willits is no longer in attendance.

**Item 17: Discussion and potential action on closed session items - Roll Call 087** Tillotson made a motion to direct staff to take actions to engage professional services for acquisition of property, Peterson seconded. The motion passed on a roll call vote unanimously,

**Item 18: Adjournment - Roll Call 088**

Peterson moved Hunter seconded to adjourn at 6:04 p.m. to 5:15 p.m. on April 21st. Voice vote unanimous.

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Jerry Sullivan, Mayor

ATTEST:

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Marketa George Oliver, City Administrator/Clerk