

**Windsor Heights (Iowa) City Council Regular Meeting Minutes – March 3, 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.

**Item 2: Approval of the Agenda - Roll Call 052**

Hunter moved Peterson seconded to approve agenda as amended with the removal of Item #7. Voice vote unanimous.

**Item 3: Good of the Order:** Tillotson shared information from Keep Iowa Beautiful about reporting people who litter.

**Item 4: Approval of the minutes - Roll Call 053**

Peterson moved Willits seconded to approve February 18<sup>th</sup> regular meeting published and unabridged minutes. Voice vote unanimous.

**Item 5: Consent Agenda - Roll Calls 054-60**

Tillotson moved Peterson seconded approval of a liquor license for Hy-Vee Food and Drug Store and the Elks Club; Banking RFP; City Attorney RFP; Monthly Clerk and Investment Report for January; receive and file for Audit Monthly Treasurer's Report for January and Claims and Payroll. Voice vote unanimous.

**Item 6: Consideration of a resolution revising the personnel policies manual for the City of Windsor Heights to allow employees to utilize a payroll deduction to purchase an IRA and to allow employees to put their annuity from single insurance into their deferred compensation account. Roll Call 061: Resolution 08-0303/061** Hunter moved Willits seconded approval. Roll call vote unanimous.

**Item 8: Consideration of Ordinance 08-07 updating Chapter 29, Building and Property Regulation to change the fee and inspection frequency. Roll Call 062 and 063**

Tillotson moved first reading of ordinance, Peterson seconded. Roll call vote unanimous.

Tillotson moved the second reading of ordinance, Willits seconded. Roll call vote unanimous.

**Item 9: Public Hearing on proposal of issuance of bonds not to exceed \$5,000,000 general obligation bonds for the Hickman Road redevelopment project.** Oliver noted that although the bond not to exceed amount is \$5,000,000 for Hickman Road, \$1,500,000 for City Hall and \$2,000,000 for Colby Park redevelopment, the City has only budgeted to borrow \$4,100,000 for the Hickman Road redevelopment, \$1,000,000 for City Hall and \$1,500,000 for the park redevelopment. The higher not to exceed amount is used so the City can transfer funds in the future if one project needs more funding.

Sullivan opened public hearing at 5:23 p.m. Oliver noted she had received no written or oral comment regarding this specific bond, however had received comments on the budget. Betty Glover, 6803 Del Matro, said with the current economic outlook, that this is not a good time to raise taxes. Dave Jenison, 6531 Del Matro, asked if this redevelopment covers the Sherwood Forest area. Oliver said this redevelopment goes from 63<sup>rd</sup> street to 6500 Hickman. Tillotson noted that it is the City's hope that this redevelopment will help spur further redevelopment on Hickman Road. Mary Ayers, 1001 67<sup>th</sup>, asked if the plan was to have two buildings at Colby Park, adding a community center to the shelter house. Oliver said the plan was to replace the current building with a new building. Mike Murrane, 7223 Jefferson, asked if the City has every considered building a high rise residential building on Hickman and also asked if any state or federal funding will be used for the Hickman Project. Oliver said the City will consider development similar to the development on University with both business and residential. She also noted Hickman Road has received a \$1.3 million state grant. Tillotson noted that it would be difficult to build a

high rise in that area with Windsor Heights' City code building regulations. Allen Sydnese, 2012 66<sup>th</sup> Street, noted the City survey administered earlier this year did not mention any costs related to the potential projects so not too much weight should be placed on the City's survey. He believes more information should be sent out about the budget. He does not believe the City should spend any money on Hickman Road, but he supports the City hall renovation. Astrida Supstiks, 6427 NW Drive, stated she is against any tax increase. Kathy Witkovski, 1621 68<sup>th</sup> St. is worried about the condition of the City streets and believes money should be used for road projects, not City Hall. Colleen Carlson, 6501 Lincoln Avenue, questioned whether the TIF done late last year on Hickman Road raised money for this project. Oliver explained the TIF resolution passed last year just turned that area into a TIF district, but did collect any money. Cindy Chamberlin, 1540 68<sup>th</sup>, said that raising the taxes will not help attract young families to Windsor Heights, that the City should not do all these projects at the same time. Arvin Olson, 1042 66<sup>th</sup>, said that it is hard to pay an increased tax rate when you live on a fixed income. John Thompson, 6300 School #222, said Colby Park was originally only supposed to be about adding restrooms when an easy solution would have been to just lock the doors inside the building so people could use the restrooms inside. Paul Mulholland, 1250 70<sup>th</sup>, stated he is worried about the tax increase and asked if any developers have expressed interest in Hickman Road. Tillotson said yes. Steve Ames, 6419 University Avenue, said Windsor Heights should scale back on the projects and try and make ends meet with what we currently have. Kory Hirth, 6825 Del Matro, asked if contractors were lined up for Hickman Road. Tillotson mentioned that some developers have expressed interest in that area, but nothing is set and ready to go. David Lange, 6503 Del Matro, stated he was in favor of the Hickman project. He also had a water main break in his driveway, for the 2<sup>nd</sup> time in 9 years, and wondered if we should scale back some of our projects and fix infrastructure problems first. Sullivan closed the public hearing at 6:00 p.m.

**Roll Call 064: Resolution 08-0303/064** instituting proceeding to take additional action for the issuance of not to exceed \$5,000,000 general obligation bonds for the Hickman Road redevelopment project. Hunter stated she had mixed emotions about this project. Tillotson moved Peterson seconded approval. Roll call vote unanimous.

**Item 10: Public Hearing on proposal of issuance of bonds not to exceed \$1,500,000 general obligation bonds for the City Hall project**

Sullivan opened public hearing at 6:04 p.m. Oliver noted she had received no written or oral comment regarding this specific bond, however had received comments on the budget. Betty Glover, 6803 Del Matro, stated it is not time to change City Hall. Sullivan closed the public hearing at 6:05 p.m.

**Roll Call 065: Resolution 08-0303/065** instituting proceeding to take additional action for the issuance of not to exceed \$1,500,000 general obligation bonds for the City Hall project. Willits stated it is not the right time for this project, that the City should have a different focus. Hunter agreed. Peterson stated the City will work within the operating budget to make some inexpensive fixes until a later time when the City can afford to remodel City Hall. Tillotson moved to deny the resolution, Peterson seconded. Roll call vote unanimous.

**Item 11: Public Hearing on proposal of issuance of bonds not to exceed \$2,000,000 general obligation bonds for the park redevelopment project.**

Sullivan opened public hearing at 6:09 p.m. Oliver noted she had received no written or oral comment regarding this specific bond, however had received comments on the budget. Cindy Chamberlin, 1540 68<sup>th</sup>, asked when the council will vote on the final sale amount for the bonds. Tillotson responded and said that vote will come during the next City Council meeting. Dave Jenison, 6531 Del Matro, commented that the question and answer period held on Saturday night was a great event and believes these activities should be held more often. Peterson stated the City will work hard to hold more public meetings. Jenison worries that with decaying properties in Windsor Heights, who will even go to Colby Park. Vicki Sodawasser, 2101 68<sup>th</sup>, said more money should be put into infrastructure, not non-income making properties. Mike Murrane, 7223 Jefferson, said why spend so much on Colby Park when the building sites idle most of the time. Betty Glover, 6803 Del Matro said that all the citizens originally wanted was restrooms, not a huge new building. Tillotson noted that the original committee ideas were huge, that this is a scale down of the original plans. The original committee had representatives from several community organizations and the City Council. Kim Jones, 7141 Garrison, said the most people use the park for the playground equipment,

not the shelter. Peterson noted the entire park was worn out and needed upgraded and the citizens will be proud of the new park. John Thompson, 6300 School #222, said this is just too much for a shelter house. Kathy Witkovski, 1621 68<sup>th</sup> Street, asked if this was an additional costs to the costs already incurred at Colby Park. Oliver said this is an additional cost to build the shelter. Cindy Chamberlin, 1540 68<sup>th</sup> St, asked how much has been spent on landscaping at the park. Oliver said she did not have the exact number in front of her, but most of the trees were paid for by a grant from Mid-American Energy. Vicki Sodawasser, 2101 68<sup>th</sup> Street, asked why bond for \$2 million if the City only plans on spending \$1.5 million. Oliver said the not to exceed amount of \$2 million is an administrative maneuver so funds can be transferred between projects if needed. The current budgeted amount is only \$1.5 million. Patricia Schneider, 6609 Lincoln Ave, is concerned about vandalism at Colby Park. Oliver said the new building will have a security system. Willits said this version of the shelter house will be scaled back from the original plans. Dave Jenison, 6531 Del Matro, asked if this was a good time to sell bonds. Tillotson responded and said this is an excellent time to sell bonds as rates were at an historical low point. Sullivan closed the public hearing at 6:45 p.m.

**Roll Call 066: Resolution 08-0303/066** instituting proceeding to take additional action for the issuance of not to exceed \$2,000,000 general obligation bonds for the park redevelopment project. Peterson moved, Willits seconded approval. Roll call vote unanimous.

**Item 12: Roll Call 067: Resolution 08-0303/067** authorizing the issuance of not to exceed \$7,000,000 General Obligation Bonds, Series 2008 and levying a tax for the payment thereof. Oliver noted the original amount of \$8.5 million was reduced to \$7.0 million due to the rejection of the \$1.5 million City Hall bond. Butz stated she was concerned about developers interested in the property on Hickman Road with the current economic conditions. Tillotson said no one can say with absolute certainty who is interested in the development, but there is a small window of opportunity to affect change in that area. Willits moved, Peterson seconded approval. Motion passed with Butz voting no.

**Item 13: Public Hearing on proposed FY 2009 budget.**

Sullivan opened public hearing at 7:09 p.m. Oliver noted she had received six letters from citizens voicing their opposition to the proposed levy rate increase. Peterson said the budget is a great compromise. Willits said the City will show the plans for Colby Park as soon as they are available. Dennis Block, 6412 University, commended the council for the way the items were discussed during the meeting. John Konior, 7135 Garrison Rd, thanked the Council because it takes courage to vote the way they did. It takes an aggressive approach to get all these projects done and he believes these projects will help attract a younger crowd. Patricia Schneider, 6609 Lincoln Ave, asked if with Hickman Road being TIF, is there any way that some of that land will be green space. Tillotson responded saying that the City will review all site plans and make sure they include and meet the landscaping requirements in the City Code. Sullivan closed the public hearing at 7:17 p.m.

**Item 14: Roll Call 68: Resolution 08-0303/068** adopting the City's FY 2009 budget with the adjusted new levy rate of \$14.79484 based on the decreased debt amount. The budget resolution adopts the budget, including salaries and all levy rates, including debt service and the use of the emergency levy and capital projects. Peterson moved, Tillotson seconded approval. The motion passed on a roll call vote with Butz voting no.

**Item 16: Public Comment**

**Item 17: Mayor's Inquires**

Mayor Sullivan announced the Keep Windsor Heights Beautiful meeting will be held on Monday, March 10<sup>th</sup> at 7 pm and the Windsor Heights Foundation will be held on Tuesday March 11<sup>th</sup> at 7 pm.

**Item 18: Roll Call 069:**

Butz moved Hunter seconded to adjourn at 7:25 p.m. to 5:15 p.m. on March 17<sup>th</sup>. Voice vote unanimous.

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Jerry Sullivan, Mayor

ATTEST:

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Marketa George Oliver, City Administrator/Clerk

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