

MEETING OF STANDING COMMITTEES

City Hall, 220 Clay Street

November 6, 2023

The meeting of Standing Committees met at City Hall at 5:15 p.m. on November 6, 2023, with the following Committee persons in attendance: Councilmembers Susan deBuhr, Kelly Dunn, Simon Harding, Daryl Kruse, Dustin Ganfield, Gil Schultz, and Dave Sires. Staff members from all City Departments and members of the community attended in person.

Finance and Business Operations:

Chair Dunn called the meeting to order and introduced the only item on the Finance and Business Committee agenda, FY2023 Audit Report and introduced Controller/City Treasurer Lisa Roeding. Ms. Roeding gave an overview of the FY2023 Annual Comprehensive Financial Report and stated the City is required to publish a complete set of audited financial statements presented in accordance with generally accepted accounting principles. Ms. Roeding stated the auditors reviewed and tested various items and gave an unmodified or clean opinion; the unmodified opinion is the highest audit assurance that you can receive on your financial statements. Ms. Roeding noted it is the City's 33rd year receiving the Government Finance Officer's Association Certificate of Achievement for Excellence in Financial Reporting for the FY2022 Annual Comprehensive Financial Report. She stated once the report is received and filed by Council, it will be submitted to the State Auditor's office as required by Iowa Code, to GFOA, and will be posted on the City's website. Councilmember Ganfield asked if the City had received the award 33 years in total or 33 years running and when the report would be uploaded to the City website; Ms. Roeding responded 33 years running, and the report would be uploaded the following day. Ms. Roeding stated the report would go before Council to be received and filed.

Public Works Committee:

Chair Schultz called the meeting to order and introduced the first item on the Public Works Committee agenda, Main Street RAISE Grant Update and introduced Public Works Director Chase Schrage. Mr. Schrage provided a history of the Main Street project letting, schedule, original contract cost, and current contract prices. Mr. Schrage introduced Aaron Moniza. Mr. Moniza provided an overview of the RAISE grant including: funding application and selection process; implementation of secured grant funds, which would cancel the existing construction contract and split Phases 3 & 4 off into a new project requiring federalization and new letting, bidding, and contracting which would push out the timeline; costs incurred by cancelling the current contract; and the potential financial benefit of utilizing the grant in the range of -\$100,000 to \$300,000. Mr. Schrage summarized the project and concluded that accepting and utilizing the grant incurs too many risks and costs that outweigh the benefits. He stated at this time it is the plan to move forward with the current contract unless directed otherwise. Councilmembers, staff, and Mr. Moniza discussed: the potential benefit range' if items moved into Phases 1 & 2 were additional or taken from Phases 3 & 4; if the RAISE money could be utilized for other projects; and finalization of construction on this project for the year.

Public Works Committee:

Chair Schultz called the meeting to order and introduced the second item on the Public Works Committee Agenda, Royal Drive & Seerley Boulevard One-Ways and introduced City Engineer David Wicke. Mr. Wicke stated Council gave staff a referral to conduct a one-way to two-way conversion study on the roads; he provided an overview of the roadways' characteristics and

drone video of current traffic patterns. Mr. Wicke provided a copy of the postcard mailed to area residents which included an invitation to a Public Meeting to discuss interest in the proposed conversion from one-way to two-way streets and a QR code to take a survey. Mr. Wicke stated there were 37 respondents and provided response data, which was shared at the Public Meeting where the public spoke for and against conversion – many strongly against, speed, and potential safety concerns regarding daycare pick-up and drop-off if converted. Mr. Wicke stated the Engineering Division recommends E. Seerley Boulevard and Royal Drive remain one-directional.

Community Development Committee:

Chair Harding called the meeting to order and introduced the only item on the Community Development Committee Agenda, College Hill Area Zoning Districts Review and introduced Planning & Community Services Manager Karen Howard. Ms. Howard reviewed the referral from Council to review current R-4 and C-3 Zoning Districts in College Hill and how they relate to the College Hill Vision Plan. Ms. Howard presented the College Hill zoning map and the College Hill Overlay district map. Ms. Howard gave an overview of current permitted uses and dimensional standards and explained the College Hill Overlay changes to both current zoning districts. Ms. Howard provided a map of the College Hill Vision Plan for Areas 1, 2, & 3 overlaying the current zones noting Council's request to compare current zoning to the proposed Vision Plan focus areas. She gave an overview of the three districts' relation to current zoning districts and the goal of the Vision Plan for each area; she presented challenges noted in the Vision Plan including confusing and vague zoning standards, lengthy review process, parking requirements that impede new or re-development, and conflicting parking policies between the City and UNI. Ms. Howard noted specific challenges for the College Hill business district including small lots, split zoning, parking requirements, diversity of businesses, Dry Run Creek improvements, and improved public spaces. Ms. Howard presented potential next steps that included Council referral of the project to Goal-Setting to determine the scope of work and address the funding, and outlined the process from draft to adoption.

Councilmembers and City staff discussed: rezoning split lot lines on College St.; mass re-zoning with regard to Character Districts; City code and property owner notice practices regarding re-zoning; Council's ability to override Mayor's veto to rescind the College Hill Vision Plan; parking requirements, resident parking and passes, and commuter parking with regard to new or re-development; incentive to address residential and commercial cosmetic issues; concentration of vape shops and liquor stores, and how current zoning can be adjusted to address the issue; problems inhibiting new or re-development in current C-3 & R-4 zoning code; proactive Code Enforcement for residential and commercial properties on the Hill; and criteria for a nuisance business.

Meeting adjourned at 6:55 p.m.

Minutes by Katie Terhune, Administrative Assistant