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If you will need disability-related accommodations in order to participate in this program/event, please contact Kellie Grace at 319-356-5041, [kgrace@iowa-city.org](mailto:kgrace@iowa-city.org). Early requests are strongly encouraged to allow sufficient time to meet your access needs.

**Iowa City  
City Council - Formal Agenda  
Regular Formal Meeting  
February 17, 2026 - 6:00 PM  
Emma J. Harvat Hall  
410 E. Washington St.**



[www.icgov.org](http://www.icgov.org)

City of Iowa City Land Acknowledgment can be found at:  
[icgov.org/landacknowledgement](http://icgov.org/landacknowledgement)

Meeting Rules can be found at: [icgov.org/meetingrules](http://icgov.org/meetingrules)

You can watch the meeting on cable channel 4 (118.2 QAM) in Iowa City, University Heights and Coralville, or you can watch it online at any of the following websites:

- <https://citychannel4.com/live>
- <https://www.youtube.com/user/citychannel4/live>
- <https://facebook.com/CityofIowaCity>

In order to encourage greater input from the public, the Iowa City Council intends to offer the opportunity to participate in the meeting remotely. However, this meeting is an in-person meeting. In the event of technological problems, the meeting will continue in-person, so those wishing to ensure their ability to participate should attend the meeting in-person.

If you wish instead to participate remotely, you may attempt to do so by joining the meeting via Zoom by going to the link below to visit the Zoom meeting's registration page and submit the required information.

Once the registration is complete, you will receive an email message with a link to join the meeting. If you are asked for a meeting or webinar ID, enter the ID number found in the email.

If you have no computer or smartphone, or a computer without a microphone, you can call in by phone by dialing (312) 626-6799 and entering the meeting ID below when prompted.

Zoom link: [https://us06web.zoom.us/webinar/register/WN\\_cfjv1drbRPOenK\\_F8Fk9Jg](https://us06web.zoom.us/webinar/register/WN_cfjv1drbRPOenK_F8Fk9Jg)  
Meeting ID: 851 6804 3456

If you wish to use presentation materials with your comments, please provide them to the City Clerk at [kgrace@iowa-city.org](mailto:kgrace@iowa-city.org) at least 24 hours before the meeting. Your materials will be presented for you.

**Public Comment for items on the agenda:**

*Council cannot engage in discussion or debate until the appropriate time for Council discussion. However, once the commenter has left the podium, Council may ask staff to respond to a concern or question posed by the public, or to follow up with the speaker.*

1. Call to Order
2. State of the City
3. Proclamations
  - 3.a American Heart Month
  - 3.b International Women's Day and Women's History Month
4. Consent Calendar - Approval of Council Actions (subject to corrections, as recommended by the City Clerk)
  - 4.a Work Session Minutes: January 21 (CIP)
  - 4.b Work Session Minutes: January 24 (Budget)
  - 4.c Work Session Minutes: February 3
  - 4.d Formal Summary of Minutes: February 3
5. Consent Calendar - Receive and File Minutes
  - 5.a Airport Commission: December 11
  - 5.b Board of Adjustment: December 10
  - 5.c Climate Action Commission: January 5
  - 5.d Human Rights Commission: December 1
  - 5.e Parks & Recreation Commission: November 12
  - 5.f Planning & Zoning Commission: November 19
  - 5.g Planning & Zoning Commission: December 17 [See Recommendation]
6. Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)
  - 6.a Liquor License - Renewal [Council approval of a liquor license does not imply approval of associated Sidewalk Cafes and Rooftop Patios; separate staff approval is required for each.]
    1. Class C Retail Alcohol License for Baroncini LLC (LC0038083), (Sidewalk Cafe), dba Baroncini, 104 S. Linn St.
    2. Special Class C Retail Alcohol License for Marcus Midwest LLC (BW0095783), dba Sycamore Cinema, 1602 Sycamore St.
    3. Class E Retail Alcohol License for Maverik Group, LLC (LE0002707), dba

Maverik #5336, 2303 Muscatine Ave.

4. Class E Retail Alcohol License for Maverik Group, LLC (LE0003034), dba Maverik #5395, 1310 S. Gilbert St.

5. Class E Retail Alcohol License for GB License LLC (LE0003422), dba GoPuff, 1907 Stevens Dr. Units C-E

7. Consent Calendar - Resolutions and Motions

7.a [Resolution Naming Depositories](#)

Resolution Naming Depositories.

Comment: Hills Bank & Trust Co. maximum balance is being raised from \$25,000,000 to \$75,000,000 and Banker's Trust maximum balance is being raised from \$50,000,000 to \$75,000,000 to accommodate increased investments.

7.b [Rescinding Alcohol License Suspension - Fieldhouse Bar & Grill](#)

Resolution rescinding Resolution No. 26-26, which found The Fieldhouse Bar & Grill violated Section 4-2-2(B) of the City Code and imposed a fourteen-day alcohol license suspension.

7.c [Recycling Processing Services](#)

Resolution authorizing the procurement of Recycling Processing Services.

Comment: The City issued Request for Proposal (RFP) 26-107 on October 15, 2025, to evaluate qualified vendors capable of providing recycling processing services for the City of Iowa City Landfill. One proposal was received in response to the RFP. An evaluation committee composed of three City representatives reviewed the proposal and selected Paper Recovery Company as the recommended vendor.

7.d [N Dodge Street and ACT Circle Intersection Improvements Project](#)

Resolution approving, authorizing and directing the Mayor to execute and the City Clerk to attest an Agreement by and between the City of Iowa City and Foth Infrastructure and Environment LLC to provide engineering consultant services for the N Dodge Street and ACT Circle Intersection Improvements Project.

Comment: This project generally includes widening of N Dodge Street, relocation of public utilities, and traffic signal installation. The estimated agreement cost of \$256,243 is available in the North Dodge Street / ACT Circle – Signalization Project, account #3982.

7.e [Collector Well No. 1 Structural/Electrical Upgrades and Well Reconstruction Project](#)

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction Project.

Comment: This agenda item awards the construction contract for the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction Project.

7.f [2026 Parking Garages Maintenance and Repair Project](#)

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the 2026 Parking Garages Maintenance and Repair Project.

Comment: Seven bids were received for this project prior to the bidding date of January 29, 2026. Staff has reviewed the bids and recommends award to Browning Chapman, LLC of Westfield, Indiana. The proposed construction cost of \$855,541.10 is available in the Parking Facility Restoration Repair, Account Number T3004.

7.g [Purchase of Eleven \(11\) Heavy-Duty Diesel Buses](#)

Resolution Authorizing the Procurement of Eleven (11) Heavy-Duty Diesel Buses.

Comment:

This resolution authorizes the purchase of eleven (11) heavy duty low floor diesel buses from GILLIG under the State of Washington Cooperative Agreement, Contract No. 06719-01. The City expects to expend approximately \$11,246,000 on the buses with approximately 85% or \$9,560,000 reimbursed by Federal Transit Administration and State of Iowa, reducing the City's share to approximately \$1,687,000. The City of Iowa City Procurement Manual permits the use of cooperative agreements, and because federal funds are being used for this purchase, the procurement must comply with Federal Transit Administration standards. The Master Contract was competitively bid, evaluated, and awarded in accordance with the procurement laws of the State of Washington, which satisfy FTA requirements for cooperative purchasing.

7.h [Purchase of Eight \(8\) Light-Duty Paratransit Vehicles](#)

Resolution Authorizing the Procurement of Eight (8) Light-Duty Paratransit Buses.

Comment: This Resolution authorizes the procurement of eight (8) Glaval Universal light-duty paratransit buses from North Central International, LLC, doing business as Høglund Bus Co. The purchase will be made through the competitively bid Iowa Department of Transportation contract PTS2021LDB, under which the City is an authorized user. These buses will be operated by Johnson County SEATS paratransit service pursuant to the City's existing 28E agreement. The total cost of the buses is approximately \$1,587,000, of which about \$1,349,000 (85%) will be reimbursed by the federal government, leaving the City responsible for approximately \$238,000.

8. Consent Calendar - Setting Public Hearings

8.a [Zoning Code Amendment - Floodplain Management Standards](#)

Motion setting a public hearing for March 10, 2026, on an ordinance amending Title 14, Zoning, related to the City's Floodplain Management Standards to address comments from the Federal Emergency Management Agency in order to maintain the community's continued participation and eligibility in the National Flood Insurance Program (REZ25-0013).

Comment: On February 4, 2026, the Planning and Zoning Commission

recommended approval of REZ25-0013 by a vote of 7-0. Approval will amend Title 14, Zoning, related to the City's Floodplain Management Standards to address comments from the Federal Emergency Management Agency in order to maintain the community's continued participation and eligibility in the National Flood Insurance Program.

8.b **Iowa City - FY2026 Pavement Rehabilitation Project**

Resolution setting a public hearing on March 10, 2026 on project manual and estimate of cost for the construction of the Iowa City – FY2026 Pavement Rehabilitation Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Comment: The Iowa City – FY2026 Pavement Rehabilitation Project is a recurring maintenance project that concentrates on asphalt resurfacing and chip sealing streets throughout Iowa City. In addition to resurfacing, this project includes storm intake repairs, repair of curb and gutter as needed, and replacement of curb ramps to meet current ADA standards. The estimated construction cost is \$2,300,000.00 available in the Annual Pavement Rehabilitation, account #S3824.

8.c **Sale of 1519 E. Court St.**

Resolution setting public hearing for March 10, 2026, on a proposal to convey a single-family home located at 1519 E. Court Street.

Comment: After more than ten years of trying to bring a vacant house into compliance with the City Code, the City filed a lawsuit asking the Court to transfer title to the City because it was abandoned as defined under State law, and the Court transferred title to the City in 2025. Because the house and garage were completely full of debris, the City spent approximately \$15,000 to remove the debris. Also, the City has paid off back taxes of approximately \$14,000 and has incurred additional costs. The real estate broker the City hired to sell the property "as is" listed the property for \$100,000, and City staff has accepted an offer of \$100,000 contingent on Council approval. The buyer will need to rehabilitate the house by taking it down to the studs and reinforcing a basement wall or to demolish it and build another house. Funds remaining from the sale after the City's costs are fully reimbursed will be provided to the previous owner.

### **End of Consent Calendar**

9. **Community Comment [items not on the agenda (until 7 PM)]**

*Public comment is intended so that members of the public may be heard by Council. Because Community Comment is for items not properly noticed on the agenda, Council cannot engage in discussion or debate due to open meetings laws.*

***Only in-person comments will be allowed for Community Comment. Public comment for specific agenda items, which must be directly related to that agenda item, may be made in-person or remotely.***

*Individuals will be provided 3 minutes to speak. The Community Comment period will end at 7:00 p.m. unless an extension is needed to meet a minimum 30 minutes of total time allocated for the Community Comment period.*

*The Mayor reserves the right to reduce the 3 minute period based on the number of individuals desiring to speak. Additional comments can be sent to the City Council via [council@iowa-city.org](mailto:council@iowa-city.org) or through the City Clerk's Office.*

## 10. Regular Formal Agenda

### 10.a **\$22,000,000 General Obligation Bonds**

Resolution instituting proceedings to take additional action for the issuance of not to exceed \$22,000,000 General Obligation Bonds of the City of Iowa City, State of Iowa (For Essential Corporate Purposes).

Comment: This public hearing is being held to receive public comment regarding issuance of up to \$22,000,000 General Obligation Bonds. This resolution authorizes staff to proceed on behalf of the City with the sale of the bonds on a basis favorable to the City and acceptable to City Council.

1. Public Hearing
2. Consider a Resolution

### 10.b **\$1,300,000 General Obligation Bonds**

Resolution instituting proceedings to take additional action for the issuance of not to exceed \$1,300,000 General Obligation Bonds of the City of Iowa City, State of Iowa (for general corporate purposes).

Comment: This public hearing is being held to receive public comment regarding issuance of up to \$1,300,000 General Obligation Bonds. This resolution authorizes staff to proceed on behalf of the City with the sale of the bonds on a basis favorable to the City and acceptable to the City Council.

1. Public Hearing
2. Consider a Resolution

### 10.c **\$1,300,000 General Obligation Bonds**

Resolution instituting proceedings to take additional action for the issuance of not to exceed \$1,300,000 General Obligation Bonds of the City of Iowa City, State of Iowa (for general corporate purposes).

Comment: This public hearing is being held to receive public comment regarding issuance of up to \$1,300,000 General Obligation Bonds. This resolution authorizes staff to proceed on behalf of the City with the sale of the bonds on a basis favorable to the City and acceptable to the City Council.

1. Public Hearing
2. Consider a Resolution

### 10.d **Urban Renewal Area - North Dodge & Scott**

Resolution determining an area of the City to be an Economic Development Urban Renewal Area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such

area as appropriate for urban renewal projects; and adopting the North Dodge & Scott Urban Renewal Plan.

Comment: Council passed a Resolution of Necessity on January 20, 2026, initiating the process to establish an Urban Renewal Area and adopt the Urban Renewal Plan. Subsequent requirements included a review and recommendation by the Planning and Zoning Commission and a consultation with other taxing jurisdictions in the county. The final step is to hold the Public Hearing set for February 17, 2026.

1. Public Hearing
2. Consider a Resolution

10.e [Urban Renewal Area - Sycamore](#)

Resolution determining an area of the city to be an Economic Development Area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the Sycamore Urban Renewal Plan.

Comment: Council passed a Resolution of Necessity on January 20, 2026, initiating the process to establish an Urban Renewal Area and adopt the Urban Renewal Plan. Subsequent requirements included a review and recommendation by the Planning and Zoning Commission and a consultation with other taxing jurisdictions in the county. The final step is to hold the Public Hearing set for February 17, 2026.

1. Public Hearing
2. Consider a Resolution

10.f [Termination of Lower Muscatine TIF District](#)

Ordinance repealing Ordinance No. 04-4024 providing for the division of taxes levied on taxable property in the Lower Muscatine Road & Highway 6 Urban Renewal Area, in the City of Iowa City, Iowa, pursuant to Section 403.19 of the Code of Iowa (Termination of the Lower Muscatine Road & Highway 6 TIF District). (Second Consideration)

Comment: Ordinance No. 02-4024 established the Lower Muscatine Road & Highway 6 TIF District by providing for the division of taxes levied on taxable property in the Lower Muscatine Road & Highway 6 Urban Renewal Area under Section 403.19 of the Code of Iowa. To date, no debt has ever been certified on the District so no statutory sunset is pending. However, since no increment was ever collected on the District and the City does not anticipate future use of the District, staff recommends terminating the TIF District. A separate resolution for consideration at the time of the final reading of this Ordinance will terminate the Lower Muscatine Road & Highway 6 Urban Renewal Area and repeal the Lower Muscatine Road & Highway 6 Urban Renewal Plan. Staff is requesting expedited action.

10.g [Termination of Industrial Park Road TIF District](#)

Ordinance repealing Ordinance Nos. 02-4025 providing for the division of taxes

levied on taxable property in the Industrial Park Road Urban Renewal Area, in the City of Iowa City, Iowa, pursuant to Section 403.19 of the Code of Iowa (Termination of the Industrial Park Road TIF District). (Second Consideration)

Comment: Ordinance Nos. 02-4025 established the Industrial Park Road TIF District by providing for the division of taxes levied on taxable property in the Industrial Park Road Urban Renewal Area under Section 403.19 of the Code of Iowa. To date, no debt has ever been certified on the District so no statutory sunset is pending. However, since no increment was ever collected on the District and the City does not anticipate future use of the District, staff recommends terminating the TIF District. A separate resolution for consideration at the time of the final reading of this Ordinance will terminate the Industrial Park Road Urban Renewal Area and repeal the Industrial Park Road Urban Renewal Plan. Staff is requesting expedited action.

10.h [Termination of Urban Renewal Area - Lower Muscatine & Highway 6](#)

Resolution terminating the Lower Muscatine Road & Highway 6 Urban Renewal Plan for the Lower Muscatine Road & Highway 6 Urban Renewal Area and ending the Lower Muscatine Road & Highway 6 Urban Renewal Area.

Comment: The City adopted the Lower Muscatine Road & Highway 6 Urban Renewal Plan (URP) for the Lower Muscatine Road & Highway 6 Renewal Area (URA) in May 2002. Although a TIF District was established in the Urban Renewal Area, no urban renewal projects were ever conducted and no debt was ever certified on the area for the collection of tax increment. Additionally, the City does not anticipate future projects or debt in the area and is thus recommending termination of the urban renewal plan/area. This resolution terminates both the Lower Muscatine Road & Highway 6 Urban Renewal Plan and Lower Muscatine Road & Highway 6 Urban Renewal Area. A separate Ordinance for consideration at the same meeting will terminate the TIF District.

10.i [Termination of Urban Renewal Area - Industrial Park Road](#)

Resolution terminating the Industrial Park Road Urban Renewal Plan for the Industrial Park Road Urban Renewal Area and ending the Industrial Park Road Urban Renewal Area.

Comment: The City adopted the Industrial Park Road Urban Renewal Plan (URP) for the Industrial Park Road Urban Renewal Area (URA) in May 2002. Although a TIF District was established in the Urban Renewal Area, no urban renewal projects were ever conducted and no debt was ever certified on the area for the collection of tax increment. Additionally, the City does not anticipate future urban renewal projects or debt in the area and is thus recommending termination of the urban renewal plan/area. This resolution terminates both the Industrial Park Road Urban Renewal Plan and Industrial Park Road Urban Renewal Area. A separate Ordinance for consideration at the same meeting will terminate the TIF District.

10.j [Agreement with Johnson County to purchase 1102 Hollywood Blvd](#)

Resolution authorizing the City Manager to sign the Property Conveyance and Affordable Housing Agreement for the purchase of 1102 Hollywood Blvd.

Comment: This resolution approves the Property Conveyance and Affordable

Housing Agreement with Johnson County. The County will convey 1102 Hollywood Blvd. to the City to operate a 15 unit multi-family property serving veterans with a HUD-Veterans Affairs Supportive Housing (VASH) voucher. The tenants will receive case management and support services through the Department of Veteran Affairs.

10.k **Alcohol License Renewal - Fieldhouse Bar & Grill**

Resolution disapproving the issuance of an alcohol license (renewal) to 138 South Clinton, Inc, d/b/a The Fieldhouse Bar & Grill.

Comment: In accordance with City Code sections 4-2-3 and 4-2-4, staff is recommending the denial of the renewal application for the above mentioned establishment for reasons identified in the memorandum from the Building Official. The memo from the Building Official providing information on the violations and recommendation for denial is included in the Council Packet along with copies of correspondence sent to the applicant / owner from the City Clerk's office. Correspondence included in Council packet.

11. **Announcement of Vacancies - Previous (The Boards, Commissions and Committee Application can be found at the following: <https://www.icgov.org/government/boards-commissions-and-committees/boards-commissions-and-committee-application>)**

11.a **Announcement of Vacancies - Previous**

Historic Preservation Commission - One vacancy for an East College St representative to fill an unexpired term, upon appointment - June 30, 2027 (Ryan Russell resigned).

**Applications must be received by 5:00 p.m., Tuesday, March 31, 2026.**

Civil Service Commission - One vacancy to fill a four-year term, April 6, 2026 - March 31, 2030 (Term expires for Ashley Jennings).

Human Rights Commission - One vacancy to fill an unexpired term, upon appointment - December 31, 2026 (Liz Mendez-Shannon resigned).

Library Board of Trustees - One vacancy to fill an unexpired term, upon appointment - June 30, 2031 (Kalmia Strong resigned).

**Applications must be received by 5:00 p.m., Tuesday, March 3, 2026.**

Airport Zoning Board of Adjustment - One vacancy to fill a five-year term, January 1, 2026 - December 31, 2030 (Term expires for Andreas Wilz).

Airport Zoning Board of Adjustment - One vacancy to fill a five-year term, January 1, 2024 - December 31, 2028 (Term expired for Heather Flynn).

Board of Appeals - One vacancy for a Licensed Electrician to fill a five-year term, January 1, 2026 - December 31, 2030 (Term expires for Gt Karr). (If a qualified trade representative does not submit an application within three (3) months of the announcement of the vacancy, a member may be appointed who is qualified by

experience and training to pass on matters pertaining to building construction).

Board of Appeals - One vacancy for an HVAC Professional to fill an unexpired term, upon appointment - December 31, 2028 (Nicolas Yost resigned). (If a qualified trade representative does not submit an application within three (3) months of the announcement of the vacancy, a member may be appointed who is qualified by experience and training to pass on matters pertaining to building construction).

Historic Preservation Commission - One vacancy for a Brown St representative to fill a three-year term, July 1, 2025 - June 30, 2028 (Term expired for Christina Welu-Reynolds).

Historic Preservation Commission - One vacancy for a Jefferson St representative to fill a three-year term, July 1, 2025 - June 30, 2028 (Formerly advertised as an unexpired term and a full term - Lyndi Kiple resigned).

Historic Preservation Commission - One vacancy for a Woodlawn Ave representative to fill a three-year term, July 1, 2024 - June 30, 2027 (formerly advertised as unexpired term - Kevin Larson resigned).

**Vacancies will remain open until filled.**

12. City Council Information

13. Report on Items from City Staff

- City Manager's Office
- City Attorney
- City Clerk

14. Adjourn



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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American Heart Month

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Attachments: [American Heart Month proclamation](#)



# City of Iowa City PROCLAMATION

**Whereas**, heart disease remains the leading cause of death in the United States, affecting individuals, families, and communities across all ages and backgrounds; and

**Whereas**, American Heart Month, observed each February, provides an opportunity to raise awareness about heart health and cardiovascular disease prevention; and

**Whereas**, sudden cardiac arrest can occur without warning, and survival depends on the immediate activation of the Chain of Survival, including early recognition, prompt 911 activation, early cardiopulmonary resuscitation (CPR), rapid defibrillation using an automated external defibrillator (AED), and advanced medical care; and

**Whereas**, bystander intervention through hands-only CPR and AED use can double or triple a person's chance of survival, making community education and preparedness essential to saving lives; and

**Whereas**, PulsePoint is a critical tool that empowers trained residents to respond to nearby cardiac emergencies, strengthening community response and bridging the gap until first responders arrive; and

**Whereas**, Iowa City has demonstrated a strong commitment to cardiovascular health and emergency preparedness by being recognized as a HeartSafe Community, promoting CPR training, AED accessibility, and public awareness; and

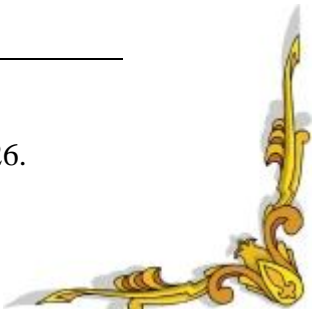

**Whereas**, we reaffirm our commitment to bystander intervention, heart health education, and community collaboration to save lives and make Iowa City a safer, healthier place for all; and

**Whereas**, we recommend local businesses, housing complexes, and hotels acquire an AED to help preserve life by bridging the critical time gap before paramedics arrive. These devices are designed for untrained bystanders to use, providing simple voice and visual prompts to deliver life-saving shocks within minutes.

**Now, therefore**, I, Bruce Teague, Mayor of Iowa City, do hereby proclaim the month of February 2026, to be

## American Heart Month

in Iowa City, Iowa, and encourage residents to learn the signs of cardiac arrest, participate in CPR and AED training, and download and use PulsePoint.



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Mayor  
Signed in Iowa City, Iowa,  
the 17th day of February 2026.



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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International Women's Day and Women's History Month

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Attachments: [International Women's Day and Women's History Month proclamation](#)



**City of Iowa City**  
**PROCLAMATION**

**Whereas**, as we begin the second quarter of the 21<sup>st</sup> century, no nation has closed the legal gaps between men and women; and

**Whereas**, right now, in 2026, women have only 64 per cent of the legal rights that men hold worldwide. In fundamental areas of life, including work, money, safety, family, property, mobility, business, and retirement – the law systematically disadvantages women; and

**Whereas**, from harmful social norms to discriminatory laws, women and girls continue to face entrenched obstacles – even pushback – to equal justice. If progress continues at its current pace, it will take 286 years to close legal protection gaps. That is not a timeline, it's surrender; and

**Whereas**, International Women's Day 2026 (IWD 2026), under the theme, "Rights. Justice. Action. For ALL Women and Girls", calls for action to dismantle the structural barriers to equal justice: discriminatory laws, weak legal protections, and harmful practices and social norms that erode the rights of women and girls; and

**Whereas**, the Johnson County United Nations Association along with local businesses and non-profit organizations are sponsoring the annual Night of 1000 Dinners, a community celebration of International Women's Day on Friday, March 6, 6:00 – 8:00 pm at St. Andrew Presbyterian Church in Iowa City. The event will advance United Nations Sustainable Development Goal #11: Sustainable Cities and Communities. This year's honorees include Shelter House, The Housing Fellowship, The Immigrant Welcome Network of Johnson County, and UN-Habitat. For more information visit Johnson County United Nations Association's website at [johnsoncountyuna.org](http://johnsoncountyuna.org).



**Now, therefore**, I, Bruce Teague, Mayor of Iowa City, do hereby proclaim March 8 as

**International Women's Day**

and the month of March 2026 to be recognized as

**Women's History Month**

in Iowa City and call upon all residents to not only honor the remarkable achievements and leadership of women, but to take meaningful action toward eliminating barriers, advancing equity, and achieving full gender parity without delay.



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Mayor  
Signed in Iowa City, Iowa,  
this 17th day of February 2026.



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Work Session Minutes: January 21 (CIP)

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Attachments: [Work Session Minutes: January 21 \(CIP\)](#)



# CITY OF IOWA CITY MEMORANDUM

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Date: January 26, 2026  
To: Mayor and City Council  
From: Kellie Grace, City Clerk  
Re: Council Budget Work Session (CIP), January 21, 2026, 2:00 PM in  
Emma J. Harvat Hall

Council: Alter, Bergus, Harmsen, Moe, Salih, Teague, Weilein

Staff: Fruin, O'Brien, Lehmann, Grace, Caro, Knoche, Havel, Davies, Davies, Fleagle, Ogden, DeLoach, Tharp, Lyon, Mangano, Liston, Lyon, Nagle-Gamm, Hightshoe, Ralston, Seydell Johnson, Worrell, Olsson.

(A complete transcription and power point presentations are archived in the City Clerk's Office and available on the City website)

## **FY2026-2030 CAPITAL IMPROVEMENT PROGRAM (CIP)**

Public Works Director Knoche stated the proposed 2026-2030 Iowa City Capital Improvements Plan (CIP) would be presented using Esri's story map platform for the presentation, he credited the engineering and MPO divisions, particularly Vivian Olsson and Madelyn Stone, for their work on the final presentation.

Knoche noted five objectives of the presentation:

1. **Overview of Plan Development:** Jacklyn Fleagle, Assistant Finance Director, will discuss the plan's development process and fund summary.
2. **Ongoing Projects:** Staff will review 9 major projects not included in the CIP.
3. **Annual Projects:** Discussion of 17 recurring projects within the CIP.
4. **Five-Year Program:** Examination of 110 projects identified in the five-year program, presented in a different order than in the budget document.
5. **On-the-radar:** Staff will outline 10 upcoming projects Council should be aware of.

Knoche highlighted challenges, including supply chain issues, labor shortages, and inflation, which have affected schedules and project planning. These challenges extend to private utility companies working to relocate before project construction begins.

Assistant Finance Director Fleagle reviewed the Capitol Improvement Plan (CIP) timeline, funding sources and project categories.

[GIS-based presentation (archived with the City Clerk).]

**Ongoing Projects** – City Engineer Havel, Parks & Recreation Director Seydell Johnson and Public Works Director Knoche

R4229 – City Park Pool Replacement  
R4372 – Terrell Mill Skate Park Redevelopment  
R4374 – Mercer Park Ball Diamond Improvements  
S3955 – North Gilbert Street Reconstruction  
T3065 - Muscatine Avenue Pedestrian Crossing

- V3151 – Digester Complex Rehabilitation
- V3172 – Highlander Lift Station Improvements
- Z4412 – Fire Station #2 Roof Replacement

Project number precedes Project name, and the number on the right refers to the page number of the project in the FY27 proposed budget, FY2026-FY2028 Financial Plan, FY2026-FY2030 Capital Improvement Program. (Project Listing on Pages 477-480)

**Annual Projects** – City Engineer Havel, Parks & Recreation Director Seydell Johnson and Transportation Director Nagle-Gamm.

I4721 - Fiber Infill & Cameras .....	490
M3631 - Annual Stormwater Improvements.....	502
R4129 - City Hall – Other Projects .....	507
R4130 - Parks Annual Improvements/Maintenance/ADA.....	508
R4206 - Intra-city Bike Trails/Bridges.....	509
R4330 - Annual Recreation Center Improvements.....	511
R4380 - Annual Contracted Tree Planting .....	515
S3814 - Annual Traffic Signal Projects .....	547
S3816 - Traffic Calming .....	548
S3822 – Annual ADA Curb Ramps.....	549
S3824 - Annual Pavement Rehabilitation.....	550
S3826 – Annual Underground Electrical Facilities .....	551
S3827 – Annual Bicycle Master Plan Implementation .....	552
S3910 - Annual Bridge Maintenance & Repair.....	553
T3004 – Annual Parking Facility Restoration Repair.....	571
T3059 – Annual Transit Interchange & Bus Stop Improvements.....	573
V3101 - Annual Sewer Maintenance Replacement.....	579

**AIRPORT** – Airport Manager Tharp

A3473 - Airport Apron Expansion .....	481
A3474 - Runway 7/25 Pavement Repairs .....	482
A3475 - Runway 12/30 Pavement Repairs.....	483
A3482 – Taxiway Maintenance – Seal/Crack Repairs.....	484
A3484 – Fuel Storage Tank Fill Cabinet Replacement.....	485
A3487 – Hangar Building.....	486
A3488 – Terminal Lobby Furniture/Flooring Replacement .....	487

**FIRE** – Fire Chief Lyon

Z4411 - Fire Station #1 and #3 Conceptual Design .....	605
Z4414 – Fire Station #1 Flooring/Furniture.....	606
Z4415 – Fire Station #2 and #4 BAS Upgrade .....	607

**LIBRARY** – Library Director Mangano

B4343 - Carpet and Furnishings Replacement .....	488
B4348 - Library HVAC Replacement .....	489

**Neighborhood & Development Services** – NDS Director Hightshoe

X0001 – Summit Street Project.....	600
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**PARKS & RECREATION** – Parks & Recreation Director Seydell Johnson

R4227 - Hwy 6 Sidepath – Broadway to Fairmeadows .....	510
R4346 - Palisades Park Development .....	512

R4358 - City Park Shelters & Restroom Replacement .....	513
R4362 - Napoleon Park Softball Fields 5 – 8 Renovation .....	514
R4381 - Event Facility Improvements .....	516
R4384 - Benton Hill Playground Replacement.....	517
R4388 - ADA Elevator Improvements .....	518
R4389 - North Market Square Playground Replacement .....	519
R4390 - Reno Street Park Renovations.....	520
R4398 - Thornberry Dog Park Improvements .....	521
R4400 - Mercer Shelter Replacement.....	522
R4401 - Parks Storage Building.....	523
R4406 - RALRC Structural Cables .....	524
R4408 - Columbarium Construction/Expansion .....	525
R4412 – RALRC Roof .....	526
R4413 – UV Disinfectant Systems for Pools .....	527
R4414 – Mercer Scanlon Tuckpointing .....	528
R4415 – Mercer Scanlon Roof .....	529
R4418 – Harlocke Hill Park Playground Replacement.....	530
R4419 – Park Paving Improvements .....	531
R4420 – Ped Mall Fountain Replacement.....	532
R4421 – Hwy 1/6/Riverside Trail .....	533
R4422 – City Hall HVAC System (AHU 2) 2nd Floor N. Court .....	534
R4429 – RALRC Acoustical Panels & Paint.....	535
R4430 – City Hall HVAC System (AHU-N3) 3rd Floor .....	536
R4431 – Mercer Loading Dock Rehab.....	537
R4432 – ITS Air Conditioning .....	538
R4433 – Ashton House Soffit/Window Painting.....	539
R4434 – Riverside Theater Seat Replacement .....	540
R4435 – Napoleon Park Softball Restroom and Storage.....	541
R4436 – City Park Baseball Restroom.....	542
R4437 – Oak Grove Park Renovations.....	543
R4438 – Kickers Playground Replacement.....	544
R4439 – Hickory Hill Park Scott Boulevard Entrance .....	545
R4440 – Camp Cardinal Park Development .....	546

**POLICE** - Police Chief Liston

Y4449 – Animal Shelter-Training Annex .....	601
Y4450– Animal Shelter BAS Upgrade .....	602
Y4451 – Police Vehicles.....	603
Y4452 – Police Facility .....	604

**PUBLIC WORKS** – Public Works Director Knoche, City Engineer Havel, Civil Engineer Olsson, Transportation Planner Ralston

L3335 - Landfill Dual Extraction System Expansion.....	493
L3348 - Site Flow Improvements .....	494
L3349 - Landfill Future Cell – Northeastern Expansion.....	495
L3350 – Cell FY23 Horizontal Gas Collectors .....	496
L3351 – Refuse Truck.....	497
L3353 – Recycling Transfer Station.....	498
L3354 – Building A Repairs & Upgrades.....	499
L3355 – Skid Steer.....	500
L3356 – Recycling Truck.....	501
M3635 - River Street Storm Sewer Improvements.....	503
M3639 - Center Avenue Storm Sewer Improvements.....	504

P3953 - Equipment Maintenance Facility Replacement .....	505
P3991 - Carson Farms Stormwater Retention Basin .....	506
S3946 - Court Street Reconstruction .....	554
S3952 - Dodge Street Reconstruction – Governor to Burlington .....	555
S3953 - Market St & Jefferson St Two-Way Conversion.....	556
S3959 - Taft Avenue Reconstruct – Am Legion to Lwr West Br .....	557
S3960 - Oakdale Blvd Extension – Alignment Study.....	558
S3963 - Burlington Street Bridge Replacement.....	559
S3981 - Camp Cardinal/Kennedy Parkway - Pedestrian Accommodations.....	560
S3982 - North Dodge St /ACT Circle – Signalization .....	561
S3983 - Iowa Avenue Improvements .....	562
S3987 – Pedestrian Refuge Island Project .....	563
S3990 – Benton Street Bridge Replacement .....	564
S3991 – Kirkwood Avenue Bridge Replacement .....	565
S3992 – Brown Street and North Governor Sidewalk Infill .....	566
S3993 – College Street Bridge Rehabilitation .....	567
S3994 – Arterial Streets Plan .....	568
S3995 – 1st Avenue - Functional Design.....	569
S3996 – Hwy 1/Hwy 6 Ped Crossings Evaluation .....	570
V3165 - Replacement of Influent Pump Station Pumps .....	580
V3169 - Napoleon Lift Station Improvements.....	581
V3174 - Aeration Equipment Improvements .....	582
V3177 - HVAC Replacement .....	583
V3179 - Rotating Drum Thickener Replacement 1 and 2.....	584
V3185 - Wastewater Treatment Plant Secondary Clarifier Repairs.....	585
V3186 - Wastewater Division Master Plan.....	586
W3322 - Collector Well #1 Reconstruction .....	587
W3325 – Water Plant Roof Replacements .....	588
W3326 - Treatment Process Update .....	589
W3327 - Melrose Ave Water Main - Camp Cardinal to Hwy 218.....	590
W3328 - Powerhouse Dam Rehabilitation .....	591
W3329 - GSR Upgrade and Repairs .....	592
W3330 - Water Plant Flowmeter Replacement.....	593
W3333 - Relocate Bulk Water Station .....	594
W3335 – East Elevated Storage.....	595
W3336 – Rochester GSR & Water Main Improvements .....	596
W3337 – West Pressure Zone Improvements.....	597
W3338 – West Elevated Storage.....	598
W3339 – Highway 6 Water Main Replacement.....	599

**Senior Center** – Senior Center Coordinator DeLoach

K1003 – Senior Center Interior Improvements – Phase I .....	599
K1004 – Senior Center Interior Improvements – Phase II.....	599

**TRANSPORTATION SERVICES** – Transportation Director Nagle-Gamm

T3055 – Transit Maintenance Facility Relocation .....	572
T3070 - Replace Door-Door Closures in Parking Facilities .....	574
T3071 – Wayfinding Sign Refresh in Parking Facilities .....	575
T3072 – On-Street Meter Replacement .....	576
T3074 – Capitol Street Ramp North Stairwell Lobby Remodel .....	577
T3076 – Gillig e-bus Charger/Dispenser install .....	578

**ON THE RADAR (unfunded projects – pages 608-622)** – City Engineer Havel, and Parks & Recreation Director Seydell-Johnson

- Carson Lake Park
- East Side Sports Complex

- Taft Ave Reconstruction – Lower West Branch Rd to Herbert Hoover Hwy, American Legion Rd to 420<sup>th</sup> Street
- McCollister Boulevard Extension
- Highway 6 Bridge over the Iowa River
- Kitty Lee Rd SW – Extension
- Iowa River Trail – Gateway Segment
- Iowa River Trail – Benton Street to Highway 6
- Iowa River Trail – Highway 6 to Sturgis Ferry Park
- Foster Road Elevation

Mayor Teague opened discussion for questions and comments. Individual Council members asked questions and expressed their views. City Manager Fruin and Finance Director Davies provided additional information.

**Adjourn 4:15 p.m.**



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Work Session Minutes: January 24 (Budget)

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Attachments: [Work Session Minutes: January 24 \(Budget\)](#)



# CITY OF IOWA CITY MEMORANDUM

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Date: January 29, 2026

To: Mayor and City Council

From: Kellie Grace, City Clerk

Re: Council Budget Work Session, January 24, 2026, 8:00 AM in Emma J. Harvat Hall

Council: Alter, Bergus, Harmsen, Moe, Salih, Teague, Weilein

Staff: Fruin, O'Brien, Lehmann, Davies, Ogden, Fleagle, Grace, Caro, Goers, Gardner, Knoche, Hightshoe, Nagle-Gamm, Seydell Johnson, Hickman, Liston, Mangano, DeLoach, Tharp

(A complete transcription and power point presentations are archived in the City Clerk's Office and available on the City website.)

## **BUDGET OVERVIEW AND HIGHLIGHTS**

City Manager Fruin noted the time and effort from staff that was put into pulling together the budget and urged Councilors to jump in if they have questions during the presentations. Fruin reviewed the budget review schedule, areas of focus, fund structures, and a fiscal year 2026 budget review. Assistant city Manager Lehmann reviewed financial headwinds in fiscal year 2027 and FY27 revenue sources. Deputy City Manager O'Brien reviewed Expenditures by fund type and Debt Service. City Manager Fruin wrapped up with discussion on investments in the strategic plan, master plans and core services leading with the Local Option Sales Tax (LOST). Finance Director Davies provided additional information. Fruin also touched on Strategic Plan highlights and looking ahead at the FY28 budget including things to plan for. Individual Council members expressed their views. [PowerPoint of the FY2027 Budget Proposal coincided with the overview.]

Department budgets were presented as outlined on the agenda; page number in parenthesis refers to pages in the FY27 Proposed Budget (01/21/26 Information Packet). A PowerPoint of organizational charts for the City departments were shown and archived.

## **GENERAL GOVERNMENT PROGRAM BUDGETS**

- \* City Attorney – City Attorney Goers (Pages 51-55, Page 297)
- \* Climate Action and Outreach – Climate Action Coordinator Gardner (Pages 74-76, Page 302)
- \* City Clerk – City Clerk Grace (Page 46-50, Page 296)

[BREAK @ 10:02 AM – 10:14 AM]

## **PUBLIC SAFETY PROGRAM BUDGETS**

- \* Police Department – Police Chief Liston (Pages 101-114, Pages 306-310)
- \* Fire Department – Deputy Fire Chief Hickman (Pages 115-129, Pages 311-312)

## **CULTURAL & LEISURE PROGRAM BUDGETS**

- \* Library – Library Director Mangano (Pages 149-156, Pages 318-320)
- \* Senior Center – Senior Center Coordinator DeLoach (Pages 157-163, Page 321)

### **COMMUNITY PROGRAM BUDGETS**

- \* Neighborhood and Development Services - NDS Director Hightshoe
  - NDS Administration (Pages 164-168, Page 322)
  - Neighborhood Services (Pages 169-177, Page 323)
  - Development Services (Pages 178-181, Page 324)
  - Community Development Block Grant (Pages 329-330)
  - H.O.M.E. Grant (Pages 331-332)
  - Housing Authority (Pages 450-454)
  - Affordable Housing Fund (Pages 355-357)
  - Property Management Fund Pages (Pages 358-363)

- \* Metropolitan Planning Organizations of Johnson County (MPO) – NDS Director Hightshoe  
(Pages 182-186, Pages 347-348)

### **CULTURAL & LEISURE PROGRAM BUDGETS (cont.)**

- \* Parks & Recreation – Parks & Recreation Director Seydell-Johnson
  - Parks & Recreation Administration (Pages 130-134, Page 313)
  - Government Buildings (Pages 135-138, Page 313)
  - Recreation (Pages 139-142, Page 314)
  - Park Maintenance (Pages 143-146, Pages 315-316)
  - Cemetery Operations (Pages 147-148, Page 317)

### **BUSINESS TYPE FUNDS**

- \* Transportation Services – Transportation Services Director Nagle-Gamm
  - Transportation Administration (Pages 223-226, Page 327)
  - Parking (Pages 227-230, Pages 392-398)
  - Transit (Pages 231-234, Pages 399-405)

[Break for Lunch @ 12:00 PM – 12:30 PM]

### **BUSINESS TYPE FUNDS (cont.)**

- \* Airport – Operations Specialist Tharp (Pages 235-239, Pages 441-444)

### **PUBLIC WORKS PROGRAM BUDGETS**

- \* Public Works - Public Works Director Knoche
  - Public Works Administration (Pages 187-191, Page 325)
  - Engineering (Pages 192-197, Page 326)
  - Road Use Tax Fund (RUT)/Streets Operations (Pages 198-202, Pages 333-339)
  - Wastewater (Pages 203-208, Pages 406-415)
  - Water (Pages 209-213, Pages 416-426)
  - Resource Management (Pages 214-219)
  - Equipment (Pages 220-222, Pages 624-628)
  - Refuse (Pages 427-433)
  - Landfill (Pages 434-440)
  - Storm Water (Pages 445-449)

### **GENERAL GOVERNMENT PROGRAM BUDGETS (cont.)**

- \* City Manager – Assistant City Manager Lehmann
  - City Council (Page 296)
  - City Manager (Pages 56-63, Page 298)

- Communications (Pages 64-67, Page 299)
- Emergency Levy (Pages 353-354)
  
- \* City Manager – Deputy City Manager O'Brien
  - Human Resources (Pages 68-70, Page 300)
  - Human Rights (Pages 71-73, Pages 300)
  - Economic Development (Page 301)
  
- \* Finance – Finance Director Davies
  - Finance Administration (Pages 77-83, Pages 303-304)
  - Accounting (Pages 84-86, Page 304)
  - Purchasing (Pages 87-91, Page 305, Pages 635-636)
  - Revenue (Pages 92-94, Page 305)
  - Risk Management (Pages 95-96, Pages 629-630)
  - Information Technology Services (Pages 97-100, Pages 631-634)

City Manager Fruin and individual Council members shared additional thoughts regarding the budget and discussed how to structure upcoming budget conversations.

Meeting adjourned 2:13 PM



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Work Session Minutes: February 3

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Attachments: [Work Session Minutes: February 3](#)



# CITY OF IOWA CITY MEMORANDUM

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Date: February 10, 2026

To: Mayor and City Council

From: Kellie Grace, City Clerk

Re: Council Work Session, February 3, 2026 – 4:10 p.m. (following the 4:00 p.m. City Conference Board meeting) at City Hall in Emma J Harvat Hall

Council: Alter, Bergus, Harmsen, Moe, Salih, Teague, Weilein

Staff: Fruin, O'Brien, Lehmann, Goers, Grace, Caro, Knoche, Havel, Sovers, Hightshoe, Seydell Johnson, Davies, Ogden

(A transcription is available in the City Clerk's Office and the City website.)

## **1. University of Iowa Student Government (USG) Updates**

Ava Martinez, USG Liaison, and Eden Coy, USG Alternate Liaison, presented updates.

## **2. Clarification of Agenda Items**

No discussion.

## **3. Information Packet Discussion [January 22, January 29]**

### ➤ January 22

1. (IP2 – Memo from NDS Director: Housing Authority Strategic Plan and Operation Model) Councilor Moe thanked staff for the information. Councilor Bergus asked how the information would be rolled out to the public. City Manager Fruin provided information.

### ➤ January 29 – No discussion.

## **4. FY27 Budget Discussion**

City Manager Fruin noted the memorandum in the January 29<sup>th</sup> Information Packet, IP4 [Memo from Assistant City Manager: FY27 Budget Discussion – Use of Local Option Sales Tax] Budget discussions were as follows:

### • **FY27 Budget / LOST**

- Council reviewed follow-up items from the January budget meeting.
- Primary focus was on use of Local Option Sales Tax (LOST) funds.
- Staff clarified that not all LOST-funded items needed to be finalized before budget adoption.

### • **Arts & Culture Endowment (City Manager Fruin presented a PowerPoint)**

- Proposal responds to stagnant funding levels and inconsistent allocation processes.
- Includes an initial funding increase for existing arts organizations.
- Establishes an arts and culture endowment in partnership with the Community Foundation.
- Plans a six-year transition of arts funding away from the General Fund.
- Aims to create long-term funding stability for arts and culture.

Shelly Maharry, Community Foundation of Johnson County President & CEO, provided additional information.

- **Childcare Wage Enhancement**
  - Proposed LOST funding: \$75k in FY27 and \$100k in FY28.
  - Funding likely insufficient to maintain the \$2/hour wage increase.
  - Concern regarding ongoing underfunding of childcare.
- **Property Tax / Levy**
  - Council discussed a proposed \$0.20 debt service levy reduction.
  - Considered alternative levy reductions and capital reinvestment options.
  - Council expressed interest in continued discussion before final decisions.

Individual Council members asked questions and expressed their views.

Action: The Council continued to review the FY27 budget recommendations. The following directions were provided:

- The Council indicated support for the arts and culture funding framework. Staff will continue conversations with partner organizations and begin preparations to establish the proposed endowment.
- Staff will request partner organizations to provide a memo detailing the background, operations, and future of the childcare wage enhancement program. Once received, the memo will be placed in an Information Packet.
- Staff will provide a memo providing the Council alternatives in lieu of using \$1 million dollars for a property tax rate reduction. The Council will provide direction at the next work session on the maximum property tax levy that will be published to residents by the County as required by State law.

The FY27 budget will remain on the agenda for the February 20 work session.

## **5. Council updates on assigned boards, commissions, and committees**

Updates, if any, were given during the formal meeting with item 13, City Council Information.

**Adjourn 5:47 p.m.**



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Formal Summary of Minutes: February 3

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Attachments: [Formal Summary of Minutes: February 3](#)

**Summary of Minutes  
February 3, 2026 - 6:00 PM**

**Iowa City City Council formal meeting, held at City Hall - Emma J. Harvat Hall, 410 E. Washington St., Mayor Teague presiding. Council members present: Alter, Bergus, Harmsen, Moe, Salih, Teague, Weilein. Staff members present: Fruin, O'Brien, Lehmann, Goers, Grace, Caro, Seydell Johnson, Olsson. USG: Martinez, Coy.**

**1. Call to Order**

**2. Proclamations**

**2.a Black History Month**

The following individuals were present to accept the proclamation: From Elev8 - Vanessa Shannon (Executive Director), Alicia Austin (Chief Financial Officer), Rawan Babiker (Vice President), and Corte Beal (President). From Banat Mendy Club - Rama Ali, Aya Adams, Nahed Ibrahim, Areen Adams, and Sara Haroun (Director).

**3. Consent Calendar - Approval of Council Actions (subject to corrections, as recommended by the City Clerk)**

**3.a Work Session Minutes: January 20**

**3.b Formal Summary of Minutes: January 20**

**4. Consent Calendar - Receive and File Minutes**

**4.a Housing & Community Development Commission: December 15**

**4.b Library Board of Trustees: December 18**

**4.c Public Art Advisory Committee: December 4**

**4.d Senior Center Commission: October 23**

**5. Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)**

**5.a Liquor License – Renewal [Council approval of a liquor license does not imply approval of associated Sidewalk Cafes and Rooftop Patios; separate staff approval is required for each.]**

**1. Class C Retail Alcohol License for Blazin Wings Inc. (LC0031682), dba Buffalo Wild Wings, 201 S. Clinton St. Ste 120**

**2. Class C Retail Alcohol License for Iowa Ave. Hospitality (LC0050751), dba Giddy Up, 118 S. Clinton St.**

**6. Consent Calendar - Resolutions and Motions**

- 6.a Motion to approve disbursements in the amount of \$13,372,851.54 for the period of December 1 through December 31, 2025, as recommended by the Finance Director subject to audit. Disbursements are published and permanently retained in the City Clerk's office in accordance with State.**
- 6.b Resolution authorizing the City Manager to sign a 28E Agreement with the Iowa Department of Revenue for tobacco and vapor products enforcement. (Resolution 26-27)**
- 6.c Resolution rescinding Resolution No. 25- 192 authorizing conveyance of the eastern approximate one-half of Outlot C in Iowa City Industrial Campus. (Resolution 26-28)**
- 6.d Resolution Approving Final Plat of Cardinal Pointe West - Part Five, a Resubdivision of Outlot E of Cardinal Pointe West First Addition, Iowa City, Iowa. (SUB25-0007) (Resolution 26-29)**
- 6.e Resolution Approving and Authorizing a Form of Loan and Disbursement Agreement by and Between the City of Iowa City, Iowa and the Iowa Finance Authority, and Authorizing and Providing for the Issuance and Securing the Payment of \$ 3,000,000 Taxable Sewer Revenue Capital Loan Notes, Series 2026B, of the City of Iowa City, Iowa, Under the Provisions of the Code of Iowa, and Providing for a Method of Payment of Said Notes. (Resolution 26-30)**
- 6.f Resolution Approving and Authorizing a Form of Loan and Disbursement Agreement by and Between the City of Iowa City, Iowa and the Iowa Finance Authority, and Authorizing and Providing for the Issuance and Securing the Payment of \$31,941,000 Sewer Revenue Capital Loan Notes, Series 2026A, of the City of Iowa City, Iowa, Under the Provisions of the City Code of Iowa, and Providing for a Method of Payment of Said Notes; Approval of the Tax Exemption Certificate. (Resolution 26-31)**

**7. Consent Calendar - Setting Public Hearings**

- 7.a Resolution Fixing Date for a Meeting on the Proposition of the Issuance of Not to Exceed \$22,000,000 General Obligation Bonds of the City of Iowa City, State of Iowa (For Essential Corporate Purposes), and Providing for Publication of Notice Thereof. (Resolution 26-32)**
- 7.b Resolution fixing date for a meeting on the proposition of the issuance of not to exceed \$1,300,000 General Obligation Bonds of the City of Iowa City, State of Iowa (for general corporate purposes) and providing for publication of notice thereof. (Resolution 26-33)**
- 7.c Resolution fixing date for a meeting on the proposition of the issuance of not to exceed \$ 1,300,000 General Obligation Bonds of the City of Iowa City, State of Iowa (for general corporate purposes) and providing for publication of notice thereof. (Resolution 26-34)**

## End of Consent Calendar

**Motion to approve consent calendar, items 3-7.** Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

### 8. Community Comment [items not on the agenda (until 7 PM)]

The following individuals appeared: Andre Tandu, Peter Byler, Fatima Hamed, Amy Hernandez, Badri Favagalla, and Bijou Maliabo.

### 9. Planning & Zoning Matters

**9.a Ordinance amending Title 14, Zoning to ensure compliance with changes in state law related to home occupations, consumer fireworks sales, exterior building materials, variances, and accessory dwelling units. (REZ25-0015) (Second Consideration)**

Motion to waive second consideration. Moved by Oliver Weilein, seconded by Joshua Moe. **Motion Passed. (7 Ayes)**

Motion to pass and adopt ordinance 26-4976. Moved by Megan Alter, seconded by Laura Bergus. **Motion Passed. (7 Ayes)**

### 10. Regular Formal Agenda

**10.a Resolution approving project manual and estimate of cost for the construction of the City Park Shelter Replacement Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.**

Parks & Recreation Director Seydell Johnson presented a PowerPoint. Individual Council members asked questions and expressed their views.

Motion to approve resolution 26-35. Moved by Joshua Moe, seconded by Shawn Harmsen. **Motion Passed. (7 Ayes)**

**10.b Ordinance repealing Ordinance No. 04-4024 providing for the division of taxes levied on taxable property in the Lower Muscatine Road & Highway 6 Urban Renewal Area, in the City of Iowa City, Iowa, pursuant to Section 403.19 of the Code of Iowa (Termination of the Lower Muscatine Road & Highway 6 TIF District). (First Consideration)**

City Manager Fruin provided a PowerPoint for items 10.b and 10.c. Individual Council members asked questions.

Motion to give first consideration. Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

**10.c Ordinance repealing Ordinance Nos. 02-4025 providing for the division of taxes levied on taxable property in the Industrial Park Road Urban Renewal Area, in the City of Iowa City, Iowa, pursuant to Section 403.19 of the Code of Iowa (Termination of the Industrial Park Road TIF District). (First Consideration)**

Presentation was given with item 10.b.

Motion to give first consideration . Moved by Laura Bergus, seconded by Joshua Moe. **Motion Passed. (7 Ayes)**

**10.d Resolution adopting an assessment schedule of unpaid mowing, clean-up of property, snow removal, sidewalk repair, and stop box repair charges and directing the Clerk to certify the same to the Johnson County Treasurer for collection in the same manner as property taxes.**

Individual Council members asked questions. City Attorney Goers provided information.

Motion to approve resolution 26-36. Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

**11. Announcement of Vacancies - New (The Boards, Commissions and Committee Application can be found at the following: <https://www.icgov.org/government/boards-commissions-and-committees/boards-commissions-and-committee-application>)**

**11.a Historic Preservation Commission - One vacancy for an East College St representative to fill an unexpired term, upon appointment - June 30, 2027 (Ryan Russell resigned). Correspondence included in Council Packet.**

**Applications must be received by 5:00 p.m., Tuesday, March 31, 2026.**

Motion to accept correspondence from Ryan Russell . Moved by Oliver Weilein, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

**12. Announcement of Vacancies - Previous (The Boards, Commissions and Committee Application can be found at the following: <https://www.icgov.org/government/boards-commissions-and-committees/boards-commissions-and-committee-application>)**

**12.a Civil Service Commission - One vacancy to fill a four-year term, April 6, 2026 - March 31, 2030 (Term expires for Ashley Jennings).**

**Human Rights Commission - One vacancy to fill an unexpired term, upon appointment - December 31, 2026 (Liz Mendez-Shannon resigned).**

**Library Board of Trustees - One vacancy to fill an unexpired term, upon appointment - June 30, 2031 (Kalmia Strong resigned).**

**Applications must be received by 5:00 p.m., Tuesday, March 3, 2026.**

**Airport Zoning Board of Adjustment - One vacancy to fill a five-year term, January 1, 2026 - December 31, 2030 (Term expires for Andreas Wilz).**

**Airport Zoning Board of Adjustment - One vacancy to fill a five-year term, January 1, 2024 - December 31, 2028 (Term expired for Heather Flynn).**

**Board of Appeals - One vacancy for a Licensed Electrician to fill a five-year term, January 1, 2026 - December 31, 2030 (Term expires for Gt Karr). (If a qualified trade representative does not submit an application within three (3) months of the announcement of the vacancy, a member may be appointed who is qualified by experience and training to pass on matters pertaining to building construction).**

**Board of Appeals - One vacancy for an HVAC Professional to fill an unexpired term, upon appointment - December 31, 2028 (Nicolas Yost resigned). (If a qualified trade representative does not submit an application within three (3) months of the announcement of the vacancy, a member may be appointed who is qualified by experience and training to pass on matters pertaining to building construction).**

**Historic Preservation Commission - One vacancy for a Brown St representative to fill a three-year term, July 1, 2025 - June 30, 2028 (Term expired for Christina Welu-Reynolds).**

**Historic Preservation Commission - One vacancy for a Jefferson St representative to fill a three-year term, July 1, 2025 - June 30, 2028 (Formerly advertised as an unexpired term and a full term - Lyndi Kiple resigned).**

**Historic Preservation Commission - One vacancy for a Woodlawn Ave representative to fill a three-year term, July 1, 2024 - June 30, 2027 (formerly advertised as unexpired term - Kevin Larson resigned).**

**Vacancies will remain open until filled.**

### **13. City Council Information**

Council members reported on various meetings attended, upcoming meetings, community events, and items of interest.

### **14. Report on Items from City Staff**

**15. Adjourn**

**Motion to adjourn 6:59 PM.** Moved by Mazahir Salih, seconded by Oliver Weilein.  
**Motion Passed. (7 Ayes)**

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Mayor

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City Clerk



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Airport Commission: December 11

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Attachments: [Airport Commission: December 11](#)

**MINUTES  
IOWA CITY AIRPORT COMMISSION  
December 11, 2025 – 6:00 P.M.  
AIRPORT TERMINAL BUILDING**

**FINAL**

Members Present: Judy Pfohl, Warren Bishop, Ryan Story, Hellecktra Orozco

Members Absent: Chris Lawrence

Staff Present: Michael Tharp, Jennifer Schwickerath

Others Present: Adam Thompson, Matt Wolford

RECOMMENDATIONS TO COUNCIL:

None

DETERMINE QUORUM

A quorum was determined at 6:00 pm and Story called the meeting to order.

APPROVAL OF MINUTES

Pfohl stated she reviewed the minutes and sent Tharp a couple of edits. Bishop moved to accept the minutes as amended, seconded by Orozco. Motion carried (4-0 Lawrence Absent)

PUBLIC COMMENT - None

ITEMS FOR DISCUSSION / ACTION

a. Airport Construction Projects:

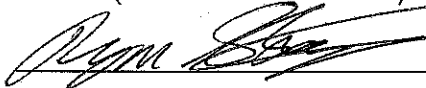
i. FAA grant projects –

1. Runway 12/30 Displaced Threshold – Tharp stated that were seeing some of the certification paperwork come through, though he didn't have a date on replacement for the REILS yet.
2. Runway 7/25 & 12/30 Pavement Maintenance – Tharp stated Thompson had the draft plans for the pavement maintenance ready and if anyone wanted to check them out they could. Tharp noted that there would be a period of time where the airport was closed for intersection work, and they were working on developing that timeline and schedule. Bishop asked what "rehab" means, and Tharp responded that primarily it's joint sealant replacement and some minor pavement repairs.
3. FAA FY27 AIP Pre-Application – Tharp stated just as they reviewed last month the application is for the hangar building and then in 3 years the parking apron. Tharp stated they had to wait for 3 years for any potential non-entitlement dollars as they were using funds for a revenue generating project.

- a. Motion to submit application – Pfohl moved to submit the application, seconded by Bishop. Motion carried (4-0 Lawrence Absent)
- ii. Iowa DOT grant projects
  1. Wildlife Mitigation Study – Tharp noted that they were still collecting data. Story asked about the tree line on Willow Creek because of the eagles' nests and other things. Tharp noted that he expected that area to be in the study with a recommendation to remove.
- b. Airport "Operations"
  - i. Budget – Tharp stated that he included the 12 months of solar array data which showed they saved \$12,600 on their utility bills. Tharp noted that they had a \$3000 credit built up that they would be able to utilize until April when the reset happens. Story asked if they were going to end up with a large surplus and Tharp stated most of the surplus will be from the runway lights and it would be around \$2000 that they might lose at reset. Tharp state the other account might be around \$500. Tharp also stated the Council budget meetings were set and that they were January 21<sup>st</sup> and 24<sup>th</sup>. Tharp stated he would be at City Hall for those presentations.
  - ii. Management – none
  - iii. Events – Tharp stated he had the dates from Summer of the Arts and the Autocross group. He noted they would reach out for Young Eagles in the spring. The Pancake breakfast date is usually confirmed in February or March, but Tharp still expects it to be the last Sunday of August. Story asked about the community meetings. Tharp stated that they had hosted the Community Leadership Program and would be happy to continue to host a day. Tharp stated that Wolford took the lead this year, but it had been happening for the last few years.
- c. FBO / Flight Training Reports
  - i. Jet Air – Wolford stated that they've been plowing a lot of snow. Wolford stated that the equipment has been working well. The new brush has helped save on the deicer usage. Wolford talked about hosting the Community Leadership program and stated that Marty Lenss the Director of the Eastern Iowa Airport was also at the event, and they discussed several ways the airports benefit the communities. Wolford stated the new door was on and working though they had a couple of things left to clean up.
- d. Commission Members' Reports – none
- e. Staff Report – Tharp stated that given the current special schedule he wasn't going to take the typical Christmas to New Year's vacation.

SET NEXT REGULAR MEETING – Set the next meeting for January 8, 2026.

ADJOURN – Bishop moved to adjourn the meeting at 6:18pm. Seconded by Orozco. Motion carried (4-0 Lawrence Absent)



CHAIRPERSON

3 FEB 2026

DATE

Airport Commission  
 ATTENDANCE RECORD  
 2025

NAME	TERM EXP.	01/13/25	02/13/25	03/13/25	04/10/25	05/08/25	06/12/25	07/10/25	08/14/25	09/11/25	10/09/25	11/13/25	12/11/25
Warren Bishop	06/30/26	X	X	X	X	O/E	X/E	X	X	X	X	X	X
Christopher Lawrence	06/30/29	X	O/E	X	X	X	X	X	X	X	X	O/E	O/E
Hellecktra Orozco	06/30/28	O/E	O/E	X	O/E	X	X	X/E	X	X	O/E	X	X
Judy Pfohl	06/30/26	O/E	X	X	X	X	X	X	X	X	X	X	X
Ryan Story	06/30/27	X	X	X	X	X	X	X	O/E	O/E	X	X	X

Key:

- X = Present
- X/E = Present for Part of Meeting
- O = Absent
- O/E = Absent/Excused
- NM = Not a member at this time
- X/S = Present for subcommittee meeting
- O/S = Absent, not a member of the subcommittee



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Board of Adjustment: December 10

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Attachments: [Board of Adjustment: December 10](#)

**IOWA CITY PARKS & RECREATION COMMISSION  
MINUTES OF NOVEMBER 12, 2025  
ROBERT A. LEE RECREATION CENTER – MEETING ROOM B**

**APPROVED**

**Members Present:** Connie Moore, Brian Morelli, Missie Forbes, Michael Gaunt, Virginia Hayes, Caleb Recker

**Members Absent:** Jeff Mallory, Rachel McPherson, Alex Stanton

**Staff Present:** Juli Seydell Johnson, Tyler Baird, Brad Barker, Matt Eidahl, Gabe Gotera,

**Others Present:** None

**CALL TO ORDER:** Chairman Moore called the meeting to order at 5:00 p.m.

**RECOMMENDATIONS TO COUNCIL:** (to become effective only after separate Council action):

None

**OTHER FORMAL ACTION:**

**Moved by Recker, seconded by Morelli, to approve the October 8, 2025, minutes. Motion passed 6-0 (Mallory, McPherson, and Stanton absent).**

**PUBLIC DISCUSSION OF ANY ITEMS NOT ON THE AGENDA:**

None

**COMMUNITY GARDEN PLOT RENTAL PROGRAM – Superintendent Tyler Baird and Assistant Superintendent Matt Eidahl**

Matt Eidahl, Assistant Superintendent of Recreation, introduces himself as having worked for the city for 25 years. For the last three years, Eidahl has facilitated the reservations of the department's community garden plots. Eidahl explains that there are 277 reservable garden plots located between Chadek Green Park, Reno Street Park, Kiwanis Park, and Wetherby Park, using the following payment structure:

- Mini (10' x 10'): \$15
- Small (10' x 20'): \$20
- Large (10' x 50'): \$30

These garden plots are reserved for an entire season from early April to mid-October. Before reservations open to the larger public, there is a one-month renewal period, during which someone can renew the same plot that they had the previous year. This renewal period is from early-February to early-March, with new plot registration starting in late-March.

Asst. Supt. Eidahl explains that during the 2025 season, 277 total garden plots were reserved across 220 different households. Of these plots, 228 were renewed and 49 were first-time households. Most users were Iowa City residents with only six users being non-residents. An evaluation has been conducted at the end of the season for the last three years. These evaluations have shown that at Chadek Park, 35% of users thought that the season should be longer and that 70% of users wanted to use a no-till approach, where users oversee tilling/plowing their plot. Starting in 2026, Chadek Green garden plots will have an extended season from late-March to the end of December. This should allow users the options to grow perennials.

Asst. Supt. Eidahl and Supt. Baird details the no-till approach. Typically, at the start of the season, Parks staff would till the plots. When the ground is tilled, dirt could be moved around between nearby plots across multiple years. If someone gets their soils exactly how they would like, they could go no-till and keep it the same for the following year. Now that the numbers are more in favor for no-till, staff are willing to try it out at Chadek Green Park specifically. If someone wanted to have their plot tilled, they can transfer to a plot in a different area/park.

Tyler Baird, Superintendent of Parks and Forestry, details different gardens that are open to the public but not reservable. These include the edible gardens on either end of the Robert A. Lee Recreation Center and Backyard Abundance's edible forests in both Wetherby Park and James Alan McPherson Park. Baird notes that there is a plot for artists in Reno Street Park, where plants are planted for papermaking and dye making.

Commissioner Recker asks if users are allowed to till their own garden plot. Asst. Supt. Eidahl confirms that users are allowed to till their own plot. Eidahl explains that it is common for gardeners to group together and rent tilling equipment, tilling their plots in rotation with the same equipment rental.

Commissioner Hayes asks if users only grow annual fruits/flowers/vegetables or if renewal is allowed to start. Supt. Baird explains that when the plots are tilled, there have not been any perennials. This should be possible in the new no-till plots, assuming that they reserve the same plot.

Vice Chair Morelli asks if any plots were reserved but were later abandoned and not maintained. Asst. Supt. Eidahl says that this does happen, but notes that staff have started practices to combat this issue. In 2025, staff did a better job inspecting the gardens and making sure that users were starting their plots. Typically, if a garden is started by Memorial Day, then the user will continue to maintain it. If someone doesn't start their garden, staff can begin to enroll people on the waiting list. Eidahl clarifies that the majority of users will follow through with their garden for the entire year. Staff do receive complaints from users regarding an abandoned plot, but often enough it will be a user who only has a few hours a week to go out to their plot and fell behind on weeding.

Asst. Supt. Eidahl notes that some evaluations received comments on food waste. Eidahl says that he recently met with Table to Table to organize a plan where, if someone abandons their plot, Table to Table will harvest the crops themselves.

## **REPORTS ON ITEMS FROM CITY STAFF**

### **Parks and Recreation Director – Juli Seydell Johnson**

*Budget:* Dir. Seydell Johnson explains that there will soon be a budget meeting to determine the operating budget for FY27. The budget is expected to be conservative with no additional tax dollars for funding. As such, the fiscal year will be calm regarding department requests. An item to note is that the department is not requesting any difference in staffing for lifeguards in the Robert A. Lee Recreation Center. If the budget stays status quo, then there won't be any additional operation hours for another year until budget requests are looked at again.

Vice Chair Morelli asks when the Local Option Sales Tax (LOST) is expected to be incorporated into the budget. Dir. Seydell Johnson says that funds are not expected to be seen for two more years. The tax will start collecting on July 1, 2026. Capital Improvement Projects will be discussed near the end of 2026, with actual funds being implemented towards the end of 2027. Commissioner Recker asks if the cycle to make requests for capital projects follows the upcoming budget meeting or if it is a different process. Supt. Tyler Baird explains that the operating budget and the capital projects are approved at the same time but start with roughly a 6-month gap. The operating budget begins on the fiscal year while the capital projects begin on the calendar year. Another difference is that the capital projects are planned for the upcoming five calendar-years, while the operating budget is only regarding one fiscal-year. The City Council would approve both the operating budget and the capital projects at the same meeting.

*Commission Business:* Dir. Seydell Johnson says that due to a lack of agenda items, she expects there to be no Parks and Recreation Commission meeting for December 2025. This means that it is the last meeting for Vice Chair Brian Morelli and Commissioner Missie Forbes. Seydell Johnson is thankful to the both of them for their service to the Commission and the community.

### **Parks and Forestry Superintendent – Tyler Baird**

*REAP Grant:* Supt. Baird announces that the department has received a Resource Enhancement And Protection (REAP) grant for \$200,000 from the Iowa Department of Natural Resources. This grant will fund a project for the new entrance area in Hickory Hill Park. The entrance would be at a recently developed cul-de-sac just up the hill from the park entrance on 1<sup>st</sup> Ave. The project includes the following improvements:

1. Convert the nearby hayfield into a natural prairie.
2. Add parking amenities, a shelter, and a trail head to the park entrance on Scott Blvd.
3. Remove invasive species from the woodland/savannah

Baird says that Iowa City has received a REAP grant for at least 10 consecutive years, almost all for \$200,000. This is the fourth project in Hickory Hill Park, totaling to \$800,000 through the REAP program.

Commissioner Recker asks if the grant funds the entire project or just a portion. Supt. Baird explains that a REAP grant can fund an entire project, requiring no budget match. In this specific project, the city's funding will amount to \$30,000. Baird clarifies that typically, the project would be funded exclusively by the grant, but in this instance, the \$30,000 could only be used in a specific area/circumstance that the project fulfilled.

Commissioner Recker asks if \$200,000 is the maximum for funds provided to a single municipality. Supt. Baird explains that the different municipalities will compete for funding amongst similar sized populations. Iowa City is considered a large city with a population over 50,000. If a large city has over 75,000, they can apply \$300,000 in grant funds. Unfortunately, during the last census, 2020, Iowa City was just shy of 75,000. This means that Iowa City's potential grants are capped at \$200,000 until at least 2030.

Vice Chair Morelli asks if staff have considered leaving the hayfield in Hickory Hill as a grassy area, noting that it could be popular for sledding. Supt. Baird says that this would not be considered, explaining that the space is being balanced for what it can provide. If the space is used for prairies, then staff won't have to mow it on an annual basis. It would also create more habitats and help to control invasive species in the area. Baird does not see the space for sledding as most people would use the dam which is shorter and steeper. Park visitors can still do winter activities, but it would be aimed more towards snowshoeing or cross-country skiing on mowed paths.

*Leaf Collection:* Supt. Baird says that every November, Parks staff assist the Streets department with leaf collection. Every day, two staff will be sent over on a rotating list, ensuring that everyone does it a couple of times. Baird says that Streets will help Parks during the other seasons, noting the benefit of getting both groups of staff to know each other and work together.

*Memorial Programs:* Supt. Baird says that the memorial benches for 2025 are almost complete. The benches are installed and are waiting for the plaques to be attached. The program is expected to reopen early 2026.

*Tree Plantings:* Supt. Baird announces tree plantings have been completed for 2025. Staff fell just short of the goal to plant 750 trees in 2025. There was a \$30,000 state grant for trees that was expected in 2025 but was delayed until 2026. Had the funding been available and \$30,000 worth of additional trees been planted; the count would have reached 755. The grant will instead be used for the tree plantings off Rohret Drive in 2026. An additional planting location on the east side of town is currently being determined.

## **Recreation Superintendent – Brad Barker**

*Events:* Supt. Barker goes over recent and upcoming events for the Recreation Division, including the following:

- The Halloween Carnival is an annual event held in October. This event packs the rooms and hallways at the Robert A. Lee Recreation Center with families in costume. Event attendance is estimated around 900.
- The Tot Monster Mash is an annual tot time event held in October at the Mercer Park Aquatic Center and Scanlon Gym. The event is aimed towards preschool age children and includes a lot of inflatables.
- There are two Holiday Markets upcoming at the Robert A. Lee Recreation Center. They will be held from 8 a.m. - 1 p.m. on Saturday, Nov. 15, and Saturday, Dec. 6. The markets will be filled with vendors selling arts, crafts, produce, food, and more.

*Programming:* Supt. Barker announces that the Winter/Spring Activity guide will soon be released. Staff have submitted the final draft to the printers and expect the guides to arrive within two weeks. Registration will begin for Iowa City residents on Dec. 9, 2025, and non-residents on Dec. 10.

## **CHAIRS REPORT**

None

## **COMMISSION TIME/SUGGESTIONS FOR FUTURE AGENDA ITEMS:**

Commissioner Forbes appreciates having the opportunity to use her voice on the commission. Forbes says that she had joined the commission because she felt strongly that public parks and recreation activities should be equitable and accessible to everyone in Iowa City. Forbes hopes that even in her absence, that the commission will make decisions with these qualities in mind.

Vice Chair Morelli says that it has been a great opportunity to be apart of the commission, noting that he has learned a lot about how both the department and city operate. Morelli says that it's great to see the passion and creativity that department leaders have put into programs that touches peoples lives in a variety of ways.

Chair Moore says that she has been reinstated for a second term on the commission. Moore highlights Project GREEN for having met their goal of 1,000 hours of volunteering, noting the beauty of the Ashton House grounds. Moore thanks Dir. Seydell Johnson and Supt. Barker for attending the *Cycling Without Age* event. At the event, volunteers gave rides in a type of rickshaw to people who are unable to ride bikes themselves. The event did well at the Ashton House due to the local trails on the grounds, along the river, and in City Park.

**ADJOURNMENT:**

**Moved by Moore, seconded by Morelli, to adjourn the meeting at 5:29 p.m. Motion passed 6-0 (Mallory, McPherson, and Stanton absent).**

**PARKS AND RECREATION COMMISSION  
 ATTENDANCE RECORD**

NAME	TERM EXPIRES	12/11/2024	01/08/2025	02/12/2025	03/12/2025	04/09/2025	05/14/2025	06/11/2025	07/09/2025	08/13/2025	09/10/2025	10/08/2025	11/12/2025
Missie Forbes	12/31/25	NM	X	NM	X	X	X	NM	O/E	O/E	X	O	X
Michael Gaunt	12/31/28	*	X	NM	X	X	X	NM	X	X	X	X	X
Virginia Hayes	12/31/27	NM	X	NM	X	X	O/E	NM	X	X	O/E	X	X
Jeff Mallory	12/31/28	*	X	NM	X	X	O/E	NM	X	O/E	X	X	O/E
Rachel McPherson	12/31/26	NM	O/E	NM	X	O/E	X	NM	X	X	X	O/E	O/E
Connie Moore	12/31/25	NM	X	NM	X	X	X	NM	X	X	X	X	X
Brian Morelli	12/31/25	NM	X	NM	X	X	X	NM	X	X	O/E	X	X
Caleb Recker	12/31/26	NM	X	NM	X	O/E	O/E	NM	X	O/E	X	O/E	X
Alex Stanton	12/31/27	NM	O/E	NM	X	X	X	NM	X	O/E	X	X	O/E

**KEY: X = Present O = Absent O/E = Absent/Excused NM = No meeting  
 LQ = No meeting due to lack of quorum \* = Not a member during this meeting**



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Climate Action Commission: January 5

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Attachments: [Climate Action Commission: January 5](#)

## MINUTES

FINAL

### IOWA CITY CLIMATE ACTION COMMISSION JANUARY 5 – 4:00 PM – FORMAL MEETING EMMA J. HARVAT HALL

**MEMBERS PRESENT:** Michael Anderson, Emma Bork, Jamie Gade, Ben Grimm, Zach Haralson, Cole Kruse, Nadja Krylov, Wim Murray, Katherine Peterson, Brinda Shetty

**MEMBERS ABSENT:** John Clayton

**STAFF PRESENT:** Daniel Bissell, Sarah Gardner, Kendall McMullen, Diane Platte, Jane Wilch

**OTHERS PRESENT:** Andrew Martin, Bronis Perteit, Danielle Thompson, Andre Wright

#### **CALL TO ORDER:**

Haralson called the meeting to order at 4:00.

#### **APPROVAL OF DECEMBER 1, 2025 MINUTES:**

Anderson moved to approve the minutes, Krylov seconded, and the motion carried.

#### **ANNOUNCEMENTS:**

Action items from last meeting (staff):

- Progress report on Waste will be shared at this meeting by Resource Management staff.

Upcoming events:

- Climate Ambassador Training

Introduction of new members: Cole Kruse and Katharine Peterson

- New commissioners and returning commissioners introduced themselves.

#### **NEW BUSINESS:**

Climate Action Grant Mid-Year Reports

- From New Life Apostolic Ministries, Pastor Bronis Perteit and finance manager Danielle Thompson reported on installing exterior LED lights on their building. Anderson asked how many lights were added. Thompson estimated 20-24, the same number as they had previously, but brighter. She noted benefits of the project included an improved building exterior and sense of safety for staff and visitors at night. Haralson asked about an impact in energy costs. Thompson reported the MidAmerican bill came too recently to be able to draw conclusions, but they expect to see a savings.
- From Wright House of Fashion, director Andre Wright reported on installing energy-efficient blinds over their front windows. The project was part of a larger effort to convert a former dry-

cleaning facility into an educational facility for creators, space for arts community and for youth. The blinds help with energy efficiency, privacy, room-darkening for presentations, and keeping fabric from fading. Anderson asked about remediation of chemicals on the site. Wright reported DNR and EPA inspections led them to build a trench under the building and a pump to remove chemicals remaining from the dry cleaning operation. The EPA helps with ongoing air quality tests every 3 months.

- From Martin Construction, owner Andrew Martin reported on installation of a heat pump HVAC system in his shop, an improvement over the former system of a window air conditioner and gas furnace. Krylov asked if Martin participated in installing it; he responded that a licensed HVAC contractor did the work but noted having a heat pump in the shop enables him to better speak to the technology and inspire confidence in customers to opt for one themselves, as he can say the firm uses one themselves. Haralson asked about next steps and Martin described additional plans for electrification and solar generation for the business.

### **OLD BUSINESS:**

#### *Prioritization scoring of *Accelerating Iowa City's Climate Actions Plan**

Scores of action items related to adaptation were reviewed and finalized.

- Gardner asked commissioners their preference between “continue to offer Climate Ambassador trainings” and “continue to grow the Climate Ambassador program and related volunteer engagement opportunities.” Commissioners chose the latter, “continue to grow,” so AE-1 will be reworded.
- Commissioners agreed to reword APP-3 to reflect an aim for maintenance of tree plantings.
- Commissioners agreed to move AE-2 to a Tier-2 priority with the following re-wording: “Maintain partnerships with resilience hubs for resource sharing and community engagement.”
- Commissioners discussed the rationale and wording for “increasing the species variety” of trees in the community and agreed to both reword AR-1 and move it up to Tier 2. Peterson asked for clarification on tree-related regulations and Gardner provided context.

Scores of action items related to sustainable lifestyle were reviewed and finalized.

- Commissioners communicated an intention to increase both funding and reach for climate action grants. Commissioners agreed to move SLI-1 to a Tier 1 priority.
- Gardner asked commissioners to consider changing the wording on SLE-2 or removing it entirely. Commissioners agreed to reword SLE-2 to “Partner with business-serving organizations to promote sustainable practices in commercial operations” and move it up to Tier 2.
- Commissioners approved a newly reworded SLE-3, “Promote locally sourced and procured products, services, and foods for households, organizations, and businesses.”
- Commissioners agreed to reword SLCP-2 to say “Promote” rather than “Develop.”

Preliminary review and scoring of action items related to waste. Wilch summarized progress report updates from 2025 and invited questions from commissioners.

- Grimm, Murray, Peterson, and Shetty offered ideas related to WE-2, specifically Art and Craft Supplies redistribution by the school district, with businesses, as a stand-alone business, and with Repair Cafe.
- Shetty asked if the City works with apartment property management at properties that only accept one type of recycling. Wilch noted that it is often a problem of outdated signage, as properties must offer recycling for paper, metal, and plastic material under current regulations.

Gardner and Wilch noted the priority metric for Waste is “Increase tonnage of shingle recycling by 10%,” based on the EMS process used by Resource Management to identify.

- Grimm asked what barriers keep shingle recycling from being 100%. Wilch noted lead contamination. Grimm asked about asbestos in shingles; Wilch said the question would need to go to the landfill manager. Haralson asked what the recycling process looked like. Wilch said the material is used in road surfacing.

**PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA:**

- None

**RECAP:**

Confirmation of next meeting time and location:

- Monday, February 2, 4-5:30 p.m. in City Manager's Conference Room

Actionable items for commission and staff:

- Gardner asked commissioners to review information on the Pearl Score website for their homes. If any commissioners would like assistance input specific data about improvements made to their own homes to raise their score, the organization’s representative that will be presenting at a future meeting has offered to provide assistance. Gardner offered to connect anyone wishing to do so with the rep and offered the goal of the exercise is to gain a realistic sense of how the process would or wouldn’t work for community members.

**ADJOURNMENT:**

Anderson moved to adjourn, Krylov seconded, and the motion carried. Meeting adjourned 5:42.

CLIMATE ACTION COMMISSION  
 ATTENDANCE RECORD  
 2025-26

NAME	TERM EXP.	1/6/25	2/3/25	3/3/25	4/7/25	5/5/25	6/2/25	8/4/25	9/8/25	10/6/25	11/10/25	12/1/25	1/5/26
Michael Anderson	12/31/2026	X	X	O/E	X	X	X	O/E	X	X	X	X	X
Emma Bork	12/31/2027	O/E	X	X	X	X	O/E	X	X	X	X	X	X
John Clayton	12/31/2028												O/E
Jamie Gade	12/31/2025	X	X	X	O/E	X	X	X	O/E	X	X	X	*
Ben Grimm	10/31/2026	X	O/E	X	O/E	O/E	X	X	X	X	O/E	O/E	X
Zach Haralson	12/31/2026	X	X	X	X	X	X	X	O/E	X	X	X	X
Cole Kruse	12/31/2028												X
Nadja Krylov	12/31/2027	X	O/E	X	X	X	X	X	X	O/E	X	O/E	X
Katherine Peterson	12/31/2028												X
Wim Murray	MidAmerican Rep	X	O/E	X	X	O/E	X	X	X	X	X	X	X
Michelle Sillman	12/31/2025	X	X	X	X	X	X	X	X	X	X	X	*
Brinda Shetty	UI Rep	X	X	X	X	X	X	X	X	X	X	X	X
Angie Smith	12/31/2025	X	X	O/E	X	X	O/E	O/E	X	X	X	X	*
Robert Traer	12/31/2027	X	X	X	X	X	X	X	X	X	X	O/E	*

KEY: X = Present  
 O = Absent  
 O/E = Absent/Excused  
 NM= No Meeting  
 \* No longer on Commission



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Human Rights Commission: December 1

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Attachments: [Human Rights Commission: December 1](#)

**Approved Minutes**

**Human Rights Commission**

**December 1, 2025**

**Emma J. Harvat Hall**

**Commissioners Present:** Doug Kollasch, Mark Pries, Viana Qadoura, Emily Harkin, Roger Lusala.

**Commissioners on Zoom:** Kelsey Paul Shantz.

**Commissioners Absent:** Talya Millier, Lubna Mohamed, Eizabeth Mendez-Shannon.

**Staff Present:** Stefanie Bowers, Tre Hall.

**Meeting Called to Order:** 5:32 PM.

**Recommendations to City Council:** No.

**Native American Land Acknowledgement:** The Land Acknowledgement was read by Kollasch.

**Report from the police department's community outreach:** Tre Hall, Community Outreach Assistant

- Holiday with Heroes: Dec. 1st at 5:30. *Included children from Broadway Neighborhood Centers, Pheasant Ridge Neighborhood Centers and Big Brothers Big Sisters.*
- Last week, Hall presented an Internet safety presentation to the ARC of Southwest; talking over general safety, and what scammers could be targeting.
- In response to Paul Shantz question on cold weather resources. Hall confirmed the Winter Shelter opened 2 weeks early and currently opens at 5pm. Shelter House has a garage attached with winter supplies. Warming centers are open throughout the day and will open earlier and close later depending on severity of weather.

**Approval of meeting minutes of October 28, 2025:** Paul Shantz moved; Pries seconded. Motion passed 6-0.

**Public Comments of Items Not on the Agenda:** None.

**Correspondence:**

- Plain State Zonal Forum: December 5<sup>th</sup> and 6<sup>th</sup> at St. Marks – Flyer in packet.
- December 2<sup>nd</sup>, 9<sup>th</sup> and 23<sup>rd</sup>: Discussion of gaps in funding and resources needed to increase the number of businesses owned by members of underestimated communities in our area with Karen Kubby.

- December 3<sup>rd</sup>: Grief Support Group for people under 30 – Met once already.
- December 6<sup>th</sup>: *Know Your Rights* at the Senior Citizens Center sponsored by the Community Inclusion Club.

**Review and decide whether to add the commission’s name to a human rights op-ed:**

Chair of Urbandale Civil Rights Commission, Bethany Snyder, *drafted an op-ed in honor of Human Rights Day and has invited human rights and civil rights commissions from around the state to co-sign this op-ed.*

Kollasch signed individually, Pries would sign individually but believes it will be stronger statement as a Commission. Lusala would sign individually. Paul Shantz noted that there is still a change active mention Immigrant rights. Given they are unsure if the change will happen, if signed, Paul Shantz suggests indicating the Iowa City Human Rights Commission would like to review all changes before publication.

Kollasch explains that *this op-ed is in celebration of Human Rights Day, December 10th. The anniversary of signing of the United Nations Declaration of Human Rights. Rights for individuals across the globe, it is universal. From the UN, there are examples in here about, what happen in Iowa recently to cause us to sign this and openly, publicly state the importance of it.*

Pries moved; Harkin seconded. Motion carries 5-0. Qadoura abstained.

**Planning and updates for the International Day of Human Rights:**

Staff sent out an email with some suggestions for activities. Suggesting a *Meet & Greet* and opportunity for community members to discuss their Everyday Essentials. Event would be December 10<sup>th</sup> from 5pm to 7pm. Location is still outstanding. Kollasch and Paul Shantz will look over materials and send update on December 2<sup>nd</sup>.

Also, on December 10<sup>th</sup> at 3pm: Johnson County United Nations Association will be having City High students read the declaration a few times.

**Commission work groups:**

**Transportation** (Pries): Jeremy Endsley, founder and member of the Community Transportation Committee thanked the commission and believes this is a step in the right direction. One of Endsley suggestions is having bus riders join the subcommittee to aid in voting decisions and recommendations to City Council. Kollasch reported that work groups or subcommittees meet once a month in between full commission meeting. More meetings can be added, if necessary, sometimes less.

Paul Shantz adds that this is a discussion space to determine how the Human Rights Commission might have a role to help support transit-related issues in our community from a human rights perspective. Endsley confirms they are still advocating for a Transit Commission. Endsley asked what is within the scope of the commission and what they are looking for from members of the public? Kollasch confirms Paul Shantz explanation and echoes that this is a space to discuss the impacts of transit on people's lives and from a human rights perspective. This could lead to a recommendation from the Human Rights Commission to support a City Transit Commission. Pries mentions that the Transportation presentation the Commission was given, and the research invited the Commission to think about Transportation in a whole different way.

Kollasch adds that the Commission would not have the power to change schedule or anything like that whatsoever, therefore this space serves more as a discussion space and how transit impacts humans. Pries shares his experience of a bus stop moving and how it has impacted his ability to utilize transit.

***Access/Quality of Life*** – no updates

***Immigration*** (Lusala, Mendez-Shannon, Qadoura)

The Commission has been working with Escucha Mi Voz and immigration remains a very pertinent issue.

***Ordinance Revisions*** (Miller) – no updates.

***Community Outreach*** (Miller, Paul Shantz, Kollasch)

December 10<sup>th</sup>: Human Rights Day Meet & Greet.

***Housing*** (Paul Shantz, Harkin, Pries, Mohamed) – no updates.

**Grant Net Update:**

Meeting was held on November 12<sup>th</sup>. Mendez-Shannon and Qadoura along with sixteen organizations participated. Qadoura notes that it brings the community together to share, plan, and get to know the people working and connecting. Next quarterly meeting will be on March 4<sup>th</sup>.

Paul Shantz thanks Qadoura, Mendez-Shannon and Staff for their contributions to the Grant Net meetings. These meetings demonstrate how interested and invested community leaders are by being a part of these events with continued attendance. It is a serving a community need to gather people to communicate and foster bonds without competition.

**Professional Development for Commission and Community Members:** Paul Shantz investigated a conflict management center to see if there were any offerings for the Commission on interpersonal conflict management and strategies. The training would be available for locals in the radius of Syracuse, New York. Paul Shantz continues to pursue another option, such as something virtually or more local.

**Staff & Commission Updates:**

**Paul Shantz** – Shares the book, *Identity-Based Mass Violence in Urban Contexts Uncovered*, is released and available

**Harkin** – recently read the book, *The Color of Law* by Richard Rothstein and its explanation of how housing segregation came to be and continues to be.

**Qadoura** – Continues to uplift, advocate and give opportunities for youth in Miriam Girls Club.

- In November the Club had visited the Coralville City Council Chamber and Coralville Police Departments and had one-on-ones with the Mayor, City Staff, Police Officers and Firefighters. To see the youth interested in the jobs at the city was exciting and eye-opening.
- December 12<sup>th</sup> from 5 to 7pm at the Coralville Rec Center: Free Community Meal – Organized and Sponsored by Coralville Food Pantry.
- Visited the Iowa City Free Lunch and hopes to grow that connection and working with them to serve the community.

**Pries** – Saw the movie, *Nuremberg*, draws comparison to what’s happening in the United States. Pries will be attending with others to the ICE office in Cedar Rapids. Ends with sharing the feeling of being glad to be reappointed to another 3-year term.

**Kollasch** – *December 1st, is World AIDS Day. Commemorates and remembers the lives of people throughout the world that we’ve lost to this horrible disease, including the devastation it still causes particularly in Africa, as well as here. In the past 5 to 10 years, research has allowed AIDS and HIV to be almost manageable disease and no longer a death sentence. Drugs and preventive drugs now exist for the countries that can afford those drugs. The United State was one of the largest contributors to AIDS research and AIDS relief in Africa and across the world. That funding no longer exists. The United States for the first time is not recognizing World AIDS Day. A lot of time has been lost to trying to find a treatment or cure and thousands of people died and were ignored in the 80s when the AIDS crisis emerged. It’s 2025, but like 1985 we are not acknowledging AIDS and its impact on people, and it needs to be brought to the forefront, today on World AIDS Day.*

- University Pride Alliance Center: Collecting donations for the QT Closet. Place for queer and transgender individuals to get free clothing that matches their gender identity. There is a need for male presenting clothes. Donations can be dropped off at 601 Melrose Avenue.

- Food Insecurity Task Force: Met with Mendez-Shannon on a food insecurity task force. Members of Antelope Lending Library and Once Box Challenge were in attendance. Mayor Bruce Teague and Mayor Pro-Tem Mazahir Salih also attended. Discussed the food insecurity in the community and reliance on SNAP benefits and in preparedness for future insecurity in the future. What is possibly needed, such as culturally appropriate foods (dry beans, lentils, rice) and cooking raw (flour, sugar, oil) since canned foods are not consumed. Baby formula is a huge need. Community Crisis Food Pantry suggests yeast, shelf-stable milk or milk powder, coffee and butter are in short supply.

***Lusala –***

Lusala and his wife, traveled the Month of October. They went to Lusala's home country, Congo. His wife went to visit the rural clinics. This is where you see 12'x12' rooms divided in 4 while one person could be giving birth, while the others could be having surgery or treatment. These experiences are not shown on tv or are places where the United Nations and western worlds go. Lusala reminds that *'No matter what we got going on in our life, we are blessed beyond measure, and there's always people that have it way worse without choice of their own.'*

Pries moved to adjourn: Lusala seconded.

**Adjourned:** 6:37 PM.

*The meeting can be viewed at: <https://www.youtube.com/@citychannel4/videos>.*

**Human Rights Commission  
ATTENDANCE RECORD  
YEAR 2024/2025**

(Meeting Date)

NAME	TERM EXP.	7/23	8/27	9/25	11/26	1/28	2/25	4/1	4/22	5/13	5/27	6/24	8/26	9/23	10/28	12/1
Lubna Mohamed	2027	NA	NA	NA	NA	Z	A	Z	Z	A	A	A	Z	Z	Z	A
Doug Kollasch	2027	Z	P	P	P	P	P	P	P	Z	P	P	P	P	P	P
Emily Harkin	2027	P	P	A	A	P	P	P	P	Z	A	P	P	P	A	P
Viana Qadoura	2025	P	P	P	P	A	A	P	P	P	P	P	P	P	P	P
Idriss Abdullahi	2025	P	Z	A	P	P	A	A	Z	R-	R	R	R	R	R	R
Mark Pries	2025	P	P	P	P	A	P	P	P	P	P	P	P	P	P	P
Roger Lusala	2026	P	P	P	P	P	P	A	A	A	P	P	A	P	A	P
Kelsey Paul Shantz	2026	P	A	P	P	P	A	P	P	P	P	Z	P	P	P	Z
Liz Mendez-Shannon	2026	P	A	P	A	P	P	P	A	A	P	P	P	A	P	A
Talya Miller	2025	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	A	P	Z	A

**KEY:**    **X = Present**  
              **A = Absent**  
              **Z = Present via Zoom**  
              **R = Resigned**  
              **NA = Not Appointed**



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Parks & Recreation Commission: November 12

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Attachments: [Parks & Recreation Commission: November 12](#)

**IOWA CITY PARKS & RECREATION COMMISSION  
MINUTES OF NOVEMBER 12, 2025  
ROBERT A. LEE RECREATION CENTER – MEETING ROOM B**

**APPROVED**

**Members Present:** Connie Moore, Brian Morelli, Missie Forbes, Michael Gaunt, Virginia Hayes, Caleb Recker

**Members Absent:** Jeff Mallory, Rachel McPherson, Alex Stanton

**Staff Present:** Juli Seydell Johnson, Tyler Baird, Brad Barker, Matt Eidahl, Gabe Gotera,

**Others Present:** None

**CALL TO ORDER:** Chairman Moore called the meeting to order at 5:00 p.m.

**RECOMMENDATIONS TO COUNCIL:** (to become effective only after separate Council action):

None

**OTHER FORMAL ACTION:**

**Moved by Recker, seconded by Morelli, to approve the October 8, 2025, minutes. Motion passed 6-0 (Mallory, McPherson, and Stanton absent).**

**PUBLIC DISCUSSION OF ANY ITEMS NOT ON THE AGENDA:**

None

**COMMUNITY GARDEN PLOT RENTAL PROGRAM – Superintendent Tyler Baird and Assistant Superintendent Matt Eidahl**

Matt Eidahl, Assistant Superintendent of Recreation, introduces himself as having worked for the city for 25 years. For the last three years, Eidahl has facilitated the reservations of the department's community garden plots. Eidahl explains that there are 277 reservable garden plots located between Chadek Green Park, Reno Street Park, Kiwanis Park, and Wetherby Park, using the following payment structure:

- Mini (10' x 10'): \$15
- Small (10' x 20'): \$20
- Large (10' x 50'): \$30

These garden plots are reserved for an entire season from early April to mid-October. Before reservations open to the larger public, there is a one-month renewal period, during which someone can renew the same plot that they had the previous year. This renewal period is from early-February to early-March, with new plot registration starting in late-March.

Asst. Supt. Eidahl explains that during the 2025 season, 277 total garden plots were reserved across 220 different households. Of these plots, 228 were renewed and 49 were first-time households. Most users were Iowa City residents with only six users being non-residents. An evaluation has been conducted at the end of the season for the last three years. These evaluations have shown that at Chadek Park, 35% of users thought that the season should be longer and that 70% of users wanted to use a no-till approach, where users oversee tilling/plowing their plot. Starting in 2026, Chadek Green garden plots will have an extended season from late-March to the end of December. This should allow users the options to grow perennials.

Asst. Supt. Eidahl and Supt. Baird details the no-till approach. Typically, at the start of the season, Parks staff would till the plots. When the ground is tilled, dirt could be moved around between nearby plots across multiple years. If someone gets their soils exactly how they would like, they could go no-till and keep it the same for the following year. Now that the numbers are more in favor for no-till, staff are willing to try it out at Chadek Green Park specifically. If someone wanted to have their plot tilled, they can transfer to a plot in a different area/park.

Tyler Baird, Superintendent of Parks and Forestry, details different gardens that are open to the public but not reservable. These include the edible gardens on either end of the Robert A. Lee Recreation Center and Backyard Abundance's edible forests in both Wetherby Park and James Alan McPherson Park. Baird notes that there is a plot for artists in Reno Street Park, where plants are planted for papermaking and dye making.

Commissioner Recker asks if users are allowed to till their own garden plot. Asst. Supt. Eidahl confirms that users are allowed to till their own plot. Eidahl explains that it is common for gardeners to group together and rent tilling equipment, tilling their plots in rotation with the same equipment rental.

Commissioner Hayes asks if users only grow annual fruits/flowers/vegetables or if renewal is allowed to start. Supt. Baird explains that when the plots are tilled, there have not been any perennials. This should be possible in the new no-till plots, assuming that they reserve the same plot.

Vice Chair Morelli asks if any plots were reserved but were later abandoned and not maintained. Asst. Supt. Eidahl says that this does happen, but notes that staff have started practices to combat this issue. In 2025, staff did a better job inspecting the gardens and making sure that users were starting their plots. Typically, if a garden is started by Memorial Day, then the user will continue to maintain it. If someone doesn't start their garden, staff can begin to enroll people on the waiting list. Eidahl clarifies that the majority of users will follow through with their garden for the entire year. Staff do receive complaints from users regarding an abandoned plot, but often enough it will be a user who only has a few hours a week to go out to their plot and fell behind on weeding.

Asst. Supt. Eidahl notes that some evaluations received comments on food waste. Eidahl says that he recently met with Table to Table to organize a plan where, if someone abandons their plot, Table to Table will harvest the crops themselves.

## **REPORTS ON ITEMS FROM CITY STAFF**

### **Parks and Recreation Director – Juli Seydell Johnson**

*Budget:* Dir. Seydell Johnson explains that there will soon be a budget meeting to determine the operating budget for FY27. The budget is expected to be conservative with no additional tax dollars for funding. As such, the fiscal year will be calm regarding department requests. An item to note is that the department is not requesting any difference in staffing for lifeguards in the Robert A. Lee Recreation Center. If the budget stays status quo, then there won't be any additional operation hours for another year until budget requests are looked at again.

Vice Chair Morelli asks when the Local Option Sales Tax (LOST) is expected to be incorporated into the budget. Dir. Seydell Johnson says that funds are not expected to be seen for two more years. The tax will start collecting on July 1, 2026. Capital Improvement Projects will be discussed near the end of 2026, with actual funds being implemented towards the end of 2027. Commissioner Recker asks if the cycle to make requests for capital projects follows the upcoming budget meeting or if it is a different process. Supt. Tyler Baird explains that the operating budget and the capital projects are approved at the same time but start with roughly a 6-month gap. The operating budget begins on the fiscal year while the capital projects begin on the calendar year. Another difference is that the capital projects are planned for the upcoming five calendar-years, while the operating budget is only regarding one fiscal-year. The City Council would approve both the operating budget and the capital projects at the same meeting.

*Commission Business:* Dir. Seydell Johnson says that due to a lack of agenda items, she expects there to be no Parks and Recreation Commission meeting for December 2025. This means that it is the last meeting for Vice Chair Brian Morelli and Commissioner Missie Forbes. Seydell Johnson is thankful to the both of them for their service to the Commission and the community.

### **Parks and Forestry Superintendent – Tyler Baird**

*REAP Grant:* Supt. Baird announces that the department has received a Resource Enhancement And Protection (REAP) grant for \$200,000 from the Iowa Department of Natural Resources. This grant will fund a project for the new entrance area in Hickory Hill Park. The entrance would be at a recently developed cul-de-sac just up the hill from the park entrance on 1<sup>st</sup> Ave. The project includes the following improvements:

1. Convert the nearby hayfield into a natural prairie.
2. Add parking amenities, a shelter, and a trail head to the park entrance on Scott Blvd.
3. Remove invasive species from the woodland/savannah

Baird says that Iowa City has received a REAP grant for at least 10 consecutive years, almost all for \$200,000. This is the fourth project in Hickory Hill Park, totaling to \$800,000 through the REAP program.

Commissioner Recker asks if the grant funds the entire project or just a portion. Supt. Baird explains that a REAP grant can fund an entire project, requiring no budget match. In this specific project, the city's funding will amount to \$30,000. Baird clarifies that typically, the project would be funded exclusively by the grant, but in this instance, the \$30,000 could only be used in a specific area/circumstance that the project fulfilled.

Commissioner Recker asks if \$200,000 is the maximum for funds provided to a single municipality. Supt. Baird explains that the different municipalities will compete for funding amongst similar sized populations. Iowa City is considered a large city with a population over 50,000. If a large city has over 75,000, they can apply \$300,000 in grant funds. Unfortunately, during the last census, 2020, Iowa City was just shy of 75,000. This means that Iowa City's potential grants are capped at \$200,000 until at least 2030.

Vice Chair Morelli asks if staff have considered leaving the hayfield in Hickory Hill as a grassy area, noting that it could be popular for sledding. Supt. Baird says that this would not be considered, explaining that the space is being balanced for what it can provide. If the space is used for prairies, then staff won't have to mow it on an annual basis. It would also create more habitats and help to control invasive species in the area. Baird does not see the space for sledding as most people would use the dam which is shorter and steeper. Park visitors can still do winter activities, but it would be aimed more towards snowshoeing or cross-country skiing on mowed paths.

*Leaf Collection:* Supt. Baird says that every November, Parks staff assist the Streets department with leaf collection. Every day, two staff will be sent over on a rotating list, ensuring that everyone does it a couple of times. Baird says that Streets will help Parks during the other seasons, noting the benefit of getting both groups of staff to know each other and work together.

*Memorial Programs:* Supt. Baird says that the memorial benches for 2025 are almost complete. The benches are installed and are waiting for the plaques to be attached. The program is expected to reopen early 2026.

*Tree Plantings:* Supt. Baird announces tree plantings have been completed for 2025. Staff fell just short of the goal to plant 750 trees in 2025. There was a \$30,000 state grant for trees that was expected in 2025 but was delayed until 2026. Had the funding been available and \$30,000 worth of additional trees been planted; the count would have reached 755. The grant will instead be used for the tree plantings off Rohret Drive in 2026. An additional planting location on the east side of town is currently being determined.

## **Recreation Superintendent – Brad Barker**

*Events:* Supt. Barker goes over recent and upcoming events for the Recreation Division, including the following:

- The Halloween Carnival is an annual event held in October. This event packs the rooms and hallways at the Robert A. Lee Recreation Center with families in costume. Event attendance is estimated around 900.
- The Tot Monster Mash is an annual tot time event held in October at the Mercer Park Aquatic Center and Scanlon Gym. The event is aimed towards preschool age children and includes a lot of inflatables.
- There are two Holiday Markets upcoming at the Robert A. Lee Recreation Center. They will be held from 8 a.m. - 1 p.m. on Saturday, Nov. 15, and Saturday, Dec. 6. The markets will be filled with vendors selling arts, crafts, produce, food, and more.

*Programming:* Supt. Barker announces that the Winter/Spring Activity guide will soon be released. Staff have submitted the final draft to the printers and expect the guides to arrive within two weeks. Registration will begin for Iowa City residents on Dec. 9, 2025, and non-residents on Dec. 10.

## **CHAIRS REPORT**

None

## **COMMISSION TIME/SUGGESTIONS FOR FUTURE AGENDA ITEMS:**

Commissioner Forbes appreciates having the opportunity to use her voice on the commission. Forbes says that she had joined the commission because she felt strongly that public parks and recreation activities should be equitable and accessible to everyone in Iowa City. Forbes hopes that even in her absence, that the commission will make decisions with these qualities in mind.

Vice Chair Morelli says that it has been a great opportunity to be apart of the commission, noting that he has learned a lot about how both the department and city operate. Morelli says that it's great to see the passion and creativity that department leaders have put into programs that touches peoples lives in a variety of ways.

Chair Moore says that she has been reinstated for a second term on the commission. Moore highlights Project GREEN for having met their goal of 1,000 hours of volunteering, noting the beauty of the Ashton House grounds. Moore thanks Dir. Seydell Johnson and Supt. Barker for attending the *Cycling Without Age* event. At the event, volunteers gave rides in a type of rickshaw to people who are unable to ride bikes themselves. The event did well at the Ashton House due to the local trails on the grounds, along the river, and in City Park.

**ADJOURNMENT:**

**Moved by Moore, seconded by Morelli, to adjourn the meeting at 5:29 p.m. Motion passed 6-0 (Mallory, McPherson, and Stanton absent).**

**PARKS AND RECREATION COMMISSION  
 ATTENDANCE RECORD**

NAME	TERM EXPIRES	12/11/2024	01/08/2025	02/12/2025	03/12/2025	04/09/2025	05/14/2025	06/11/2025	07/09/2025	08/13/2025	09/10/2025	10/08/2025	11/12/2025
Missie Forbes	12/31/25	NM	X	NM	X	X	X	NM	O/E	O/E	X	O	X
Michael Gaunt	12/31/28	*	X	NM	X	X	X	NM	X	X	X	X	X
Virginia Hayes	12/31/27	NM	X	NM	X	X	O/E	NM	X	X	O/E	X	X
Jeff Mallory	12/31/28	*	X	NM	X	X	O/E	NM	X	O/E	X	X	O/E
Rachel McPherson	12/31/26	NM	O/E	NM	X	O/E	X	NM	X	X	X	O/E	O/E
Connie Moore	12/31/25	NM	X	NM	X	X	X	NM	X	X	X	X	X
Brian Morelli	12/31/25	NM	X	NM	X	X	X	NM	X	X	O/E	X	X
Caleb Recker	12/31/26	NM	X	NM	X	O/E	O/E	NM	X	O/E	X	O/E	X
Alex Stanton	12/31/27	NM	O/E	NM	X	X	X	NM	X	O/E	X	X	O/E

**KEY: X = Present O = Absent O/E = Absent/Excused NM = No meeting  
 LQ = No meeting due to lack of quorum \* = Not a member during this meeting**



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Planning & Zoning Commission: November 19

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Attachments: [Planning & Zoning Commission: November 19](#)

**MINUTES  
PLANNING AND ZONING COMMISSION  
NOVEMBER 19, 2025 – 6:00 PM – FORMAL MEETING  
EMMA J. HARVAT HALL, CITY HALL**

**FINAL**

**MEMBERS PRESENT:** Kaleb Beining, James Davies, Maggie Elliott, Steve Miller, Scott Quellhorst, Billie Townsend, Chad Wade

**MEMBERS ABSENT:**

**STAFF PRESENT:** Alex Bright, Anne Russett

**OTHERS PRESENT:**

**RECOMMENDATIONS TO COUNCIL:**

None.

**CALL TO ORDER:**

Quellhorst called the meeting to order at 6:00 PM.

**PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:**

None.

**DISCUSSION REGARDING EX-PARTE COMMUNICATION, CONFLICTS OF INTEREST AND REZONING CONSIDERATIONS:**

Bright stated staff would be going through a couple of topics from the bylaws and the law that governs Planning and Zoning Commission meetings. The first topic of discussion is going to be prohibited and restricted contacts, conflicts of interests, and then the second topic will be ex-parthe communications.

Bright noted conflicts of interest are notoriously difficult to define, broadly speaking officers of governmental entities, which includes members of the Planning and Zoning Commission, are required to avoid them, and it can be helpful to focus on the basic purpose of the requirement, which is to avoid public officials needing to decide between their public duty and their private interests. One of the ways they can do this, particularly when talking about conflicts that are more of a gray area, is to ask oneself if they can be fair and impartial on an item that they're being asked to vote on. It's a broad concept that's often very fact specific, and they do often at the City Attorney's office issue informal opinions, address issues over email or by a more formal memo if somebody comes to them, whether from Planning and Zoning Commission or City Council or a different board or commission. While the City really appreciates the service that people provide, they also acknowledge that there are a lot of personal and professional ties in the community and want to be able to parse them on a very case by case basis, to see if a recusal is truly going to be necessary. The basis for this requirement is founded in number of different areas of the Iowa Code and each relates to different types of conflicts of interest. Iowa Code Sec. 362.5 addresses interest in public contracts and contracts with the City and there's a good bit of case law and attorney general opinions on that. It is also part of the bylaws so that is another one of the reasons why they would encourage Commissioner's to reach out to the City Attorney's office if they think they might be engaged in or facing a conflict of interest because each of the sections include a number of exceptions and a number of additional requirements.

Bright next reviewed the examples that were in the agenda packet memo noting these are very much a non-exclusive list, but some things that come up very frequently, both in the case law and that they see at the City. Examples of conflicts of interest would include if a Commission member has a direct or indirect financial interest in the outcome of a rezoning ordinance, which could be an interest in receiving future work on a development project, or an existing business relationship with an applicant. Another case could be a Commission member advocating for a vote based on their personal ties to a friend or family member who stands to gain financially from that vote. Another situation would be if a Commission member demonstrates professional or personal interests that could influence their vote on an application before the commission that could include seeking out additional information about a project or expressing an opinion on the application to others by attending developer meetings or other publicly hosted meetings. Bright noted one of the things that they think about with conflicts of interest is not just the legal component, but also the impression that's given to the public, and they'd like to avoid when at all possible, giving the impression of there being a dynamic where Commission members, Council members, or any City officers, are speaking with members of the business community who might have a pending application. Another situation is a Commission member who is an employee of a firm who receives a public contract other than by competitive bid, that would be a conflict. Iowa Code Sec. 362.5 gets very specific so that is why they would encourage coming to the City Attorney's office. Lastly, if a member serves on the board of a nonprofit applying for a rezoning and votes on that rezoning, that would be a conflict of interest, requiring the member to recuse themselves from that vote. Bright reiterated if a conflict does exist, or if a Commission member may have a conflict, the State Codes requires that the appropriate course of action is to declare it and decline to vote. The specifics in the bylaws on that process is to state the reason for the conflict, leave the panel before the discussion begins, not participate in the discussion and not return to the panel until after the vote. Again, if anyone is uncertain as to whether this procedure is going to be necessary, please reach out to the City Attorney's office as they don't want anyone to feel the need to recuse themselves if it's not actually necessary.

Bright then moved onto ex-parte communications explaining this type of communication could be a conflict, but isn't always, so it is subject to a less stringent approach. An ex-parte communication is a discussion of an agenda item outside of a public meeting with an interested party. She explained this is not necessarily a conflict of interest and emphasize disclosure of the discussion. The basic purpose of this requirement is to ensure that Commission members gain access to all information on the basis of which they'll make their recommendation during the course of the public meeting, which is the same public meeting where members of the public get access to that same information at the same time. Bright noted the legal basis for this is a little different, it's a lot more case law and it gets into the parsing between what bodies are considered quasi-judicial and what functions are considered quasi-judicial as opposed to legislative. That matters because quasi-judicial functions or bodies are subject to due process requirements, which are more stringent requirements for what needs to occur at those proceedings. And then legislative bodies like City Council are subject to less stringent requirements. In Iowa case law there hasn't been any decisions saying one way or the other whether planning and zoning commissions count, they aren't entirely one or the other, they engage in both quasi-judicial and legislative functions. Because of that, they rely on the bylaws, which just maintains a general disclosure requirement for ex-parte communications, regardless of parsing between the type of item that might be under consideration by the Commission.

Bright shared some examples such as if an applicant calls a Commission member to advocate

for the why a rezoning would be a good idea or if a neighbor to a property under consideration runs into a Commission member at HyVee and says that they think the rezoning is a bad idea. Bright noted this one is a little more complicated, because it is an example of what could be both an ex-parte communication and a conflict depending on the specifics going on. However, if a Commission member were to attend a good neighbor meeting or a meeting hosted by a developer to learn more information about a project for which a rezoning application has been submitted, prior to the presentation of that item at a public hearing, that could be just ex-parte, or if the Commission member has a financial or business interest in the project, which was the reason for seeking out that additional information, that would then be a conflict as well.

Bright stated the steps would be to reveal the contact prior to the presentation of the staff report, at the public hearing, naming the other party and sharing specifics of the contact, if it's an email or another form of writing to share copies, if it's verbal to give a synopsis and again if there are any questions reach out to the City Attorney's office or to staff.

The next section Bright discussed was relating to rezoning applications. When evaluating an application for a rezoning Commission members are instructed to consider two criteria, consistency with the Comprehensive Plan and compatibility with the existing neighborhood. This comes from the both the City ordinance and the State statute that gives power to the planning and zoning commissions. She noted some of the reasons that this is important, and why they want to emphasize it is that the question at hand is really what the application is for, what the rezoning is, what rezoning is being asked. It's not an opportunity to achieve a general policy goal, to express a personal preference about a neighborhood amenity, express dissatisfaction with the present zoning code requirements and what changes could be better, any objections to the identity of the applicant, all of that should not be factors going into the decision on which the vote is going to be made. Bright emphasized their role is to look at the very specific application in front of them with reference to those two criteria and then to form a recommendation around that specific question. Given that the categories are broad the Commission is encouraged to look at the Comprehensive Plan, there are a number of land use goals in there that can be informative about what does it really mean to consider whether it aligns with the Comprehensive Plan and less focusing on the question at hand under the application.

Quellhorst asked about permissible considerations as one thing that comes up pretty frequently are details of a particular site plan, so there is the rezoning petition itself, but then often there is some underlying plan to build a building so is it permissible for the Commission to be thinking about like the design and appearance of that building, or should they just be thinking about the appropriate use for that property, and whatever RS-5 or RS-12 or a particular zone is appropriate for that plot. Bright stated that is when they really want to cabin that to the appropriateness of the zoning designation, the reality is they don't know what will go on after that particular project and the specifics of the esthetics or the site plan construction doesn't go to the zoning question.

Quellhorst asked if they were looking at a rezoning petition related to an apartment building they would be trying to ask whether that plot of land is appropriate, in general, for an apartment building, not whether a particular building is designed a certain way or that they like esthetics. Bright confirmed that was correct.

Davies noted the general policy goals says that's an inappropriate consideration but the Comprehensive Plan is inherently general policy goals so how are they to establish consistency

with the Comprehensive Plan without talking about general policy goals. There are really no specifics in the Comprehensive Plan other than the land use map. Bright agreed that is a good question and stated she could have phrased that a little better regarding situations like affordable housing or open space. Many have opinions about what a neighborhood should look like, or what they want to see in the communities, and so when they think about a policy goal that may be about promoting affordable housing, but that doesn't tie in specifically to a need created by the application at hand it is not an appropriate consideration for whether or not the rezoning should go through. What she was speaking to in terms of policy goals were the policy goals contained within the Comprehensive Plan which would still be appropriate to consider and the review of the land use goals in the Comprehensive Plan would be encouraged.

Davies stated he is still confused as to what they're allowed to ask at this point, it seems very broad to just not talk about specifics of the Comprehensive Plan. He noted that the City recommendations usually focus on a sentence or two within the Comprehensive Plan, in terms of their recommendations and generally disregard other sections and therefore the Commission should not ask or question other sections of the Comprehensive Plan.

Russett stated regarding affordable housing and open space, to be a bit more specific, if a proposed rezoning is going to be a market rate, multifamily residential, the Commission can just not support it because it doesn't include affordable housing. That would not be an appropriate consideration and something they should not incorporate into their vote. Regarding Chair Quellhorst's question about the design, if they don't think an applicant is providing enough open space then the question becomes is this multifamily zone an appropriate zoning designation based on all the policies in the Comprehensive Plan, but just saying they don't support the rezoning because they think an applicant should be dedicating more open space would not be necessarily an appropriate consideration.

Davies noted even though the Comprehensive Plan continually references open space and connection to parks and other things, it's so prevalent in the Comprehensive Plan. Russett explained they have neighborhood open space requirements and on site open space requirements so if the issue is those specific standards that should be discussed outside the rezoning as perhaps an amendment to the Comprehensive Plan, but not by a particular project.

Davies asked if a proposed rezoning classification allows for very minimal open space and the Commission thinks that might be problematic in that neighborhood, say the way the particular project is oriented doesn't allow enough space on the plot, is that a distinction. Bright stated it's less saying the Comprehensive Plan contains these values and maybe this project doesn't exactly adhere to all of the goals there, but more tailored to the specifics of that application and the way that it shows up under that specific zoning designation or that specific site plan. So yes, those are things that it might make sense to consider, but they want to try to focus on the actual rezoning rather than like the particular project.

Miller stated he is just trying to picture a scenario where it is appropriate to challenge a particular proposal based on a general policy goal in the Comprehensive Plan. For example, say there's a project that is asking for an exception to the what's the standard in the whatever zone it is already in, like through a OPD or something, and if that exception they're asking for is in conflict with stated goals in the Comprehensive Plan would it be appropriate to voice that and note if they didn't have that exception, they would be able to comply with the rest of the base underlying

zoning. Bright agreed that would be an appropriate topic for discussion to raise.

Townsend asked about affordable housing, it is not something they should mention that when they start talking about rezoning, but looking at the big units out on Riverside and Myrtle, where they tore down all of those affordable units and built this huge unit now that has no affordable units in it, would it not have been appropriate for the Commission to question why there weren't any units that were affordable in that complex. Russett noted that project did require affordable units because it's in the Riverfront Crossings District so they had to meet the affordable housing requirements and either provide them on site or pay a fee in lieu.

Townsend stated they all know that Iowa City needs more affordable units and the way the new Comprehensive Plan is set up they talk about mixed use land so does that mean some of that should be affordable when it's zoned. Russett stated they are still working on the Comprehensive Plan update, but mixed use generally means a mix of land uses, so residential/commercial, but it has nothing to do with market rate or not market rate housing. Townsend asked then it is not this Commission's concern to have housing that is affordable in this area, how are they to address that or are they not concerned about it. Russett stated the City has affordable housing requirements and existing policies regarding housing affordability. They have an affordable housing annexation policy which requires affordable units or a fee in lieu and something similar in the Riverfront Crossings district. What Bright is talking about is if the Commission is considering a rezoning, the question really is more about is a multifamily zone appropriate in that area and not is it market rate or is it income restricted.

Bright clarified it is not a blanket statement that they should never be discussing affordable housing it's just they need to be mindful about whether it's tied directly to the rezoning, but they need to be mindful about not using any rezoning application as an opportunity to advocate any general policy goal when it is not connected to the specifics of that rezoning application.

Bright moved on to the conditions of a rezoning and stated these are tied a little bit to the considerations when reviewing a rezoning application, the standard from Iowa code section 414.5 states that Commission members may recommend conditions to Council as part of a rezoning if the conditions are reasonable and imposed to satisfy public needs which are directly caused by the requested change. So what is an appropriate or an inappropriate condition, Bright noted this is an area where federal law is changing very quickly and very much cabinining what municipalities are able to do in terms of imposing conditions. Therefore, they want to be particularly cautious about making sure they're confident that they're tying the condition to the public need and indicating that the public need is directly caused by the requested change.

Elliott noted some examples of conditions tying to public need are usually screening, it can be for more of a community screening or for a private individual screening, are both okay. Bright says it's okay because if a project is bringing in more lighting that wasn't there before and now there's a single family home that's going to have 24/7 lighting, if the conditions raise the screening, they'll be blocking that.

Quellhorst stated another example is if they have one plot that's relatively low density that will change to a medium or high density, then it might make sense to require like screening to visually separate that from like a RS-5 zone, but if the rezoning was just from one density to another zone of equivalent density, then that wouldn't be a reasonable justification to require that

additional screening.

Bright next discussed a fee contributing to a general fund for a particular City initiative, she explained that's something where there's case law limiting that ability to do that, any addition of public amenities not linked to a need created by a rezoning is inappropriate, for example, why they might think wouldn't it be nice to have a playground or open space park, that's not a condition that they can impose. And getting back to the affordable housing point, if the need is directly caused by the request to change, absolutely, that is a conversation to be had, whether that condition can be opposed, and it has been in the past.

Davies asked Bright to define a need created by the rezoning. He noted they recently had the case with a school that was previously zoned for public use and it was rezoned to private use and some of the questions brought up were about public access to open space and other amenities. So is that not a need created by that rezoning. What defines a need created by a rezoning. Bright acknowledged that is something that courts have been increasingly restrictive on, there's one case that went up to the Supreme Court where they were looking at a development that got rid of a bike trail so that they weren't able to have the same connection and it was argued that they need to bring this back because they got rid of this public space and they need to have the public space. The Supreme Court found that it didn't rise to that level. Bright noted there are a lot of very specific definitions that depend on the type of rezoning, the type of condition, in case law, and in the case of something like a public space no longer being public they wouldn't see that as directly causing public harm. Something a little bit more targeted such as in the screening example, that might shift public amenities towards private amenities.

Davies noted in specifics of the case law it's just interesting to note how many specific references of trails and trail connections, and the importance in maintaining those in all developments exist in the Comprehensive Plan so it seems like, in a lot of ways, it's in conflict, case law versus the Comprehensive Plan, so just trying to reconcile those and understand what they're trying to advocate for or ask about in terms of a rezoning. Commissioners are obviously not well versed in case law but are familiar with the Comprehensive Plan.

Bright stated that this is all case law coming out in 2024 and 2025 and a lot of changes that are tied to larger political shifts so the Comprehensive Plan and some of the ways these priorities have been articulated are changing a little bit and what they're trying to do is make sure that they are catching up enough that they don't find themselves following pattern and practice and then stumbling into a situation that didn't used to be a problem, but is now more restrictive and could be one.

Quellhorst is also trying to understand when a rezoning could give rise to a public need. Would an example be an area that's currently RS-5 and it will be rezoned to increase density to a medium or high density area is that circumstance where it would be reasonable to require a sidewalk because they anticipate a lot more foot traffic. Bright replied that would be reasonable. Quellhorst noted but maybe it wouldn't be reasonable to try to impose a sidewalk or a trail as a condition if they were keeping density the same or moving from high density to low density. Bright explained it is reasonable when changing the density to make a little bit more of an argument about meeting the transit needs, pedestrian needs, but if just the topography of the area is changing, that might be too broad.

Davies is concerned about the second one, the fee contributing to a general fund, what would restrict the City from like requiring affordable housing or doing the fee in lieu for affordable housing. Bright stated that particular ordinance is safe under the case law, there's just other situations in which if they are trying to create a general fund for parks that were not at all tied to the district and they were just imposing conditions on any applicant to contribute to that, that would be a situation where that was found to be unrelated to a direct need.

Quellhorst asked if there are other instances where there's been a condition imposed, as part of rezoning, and a court found that there wasn't a reasonable justification for the condition. Bright noted there have been a lot that happened, both in California and South Carolina, on beaches with attempts to allow an easement for the public because somebody is seeking the opportunity to build at a higher density along a stretch of beach, and that was something that courts said was not directly caused by the request to change, even though it seems like it is because this greater density was decreasing public access to the beach, but that they still couldn't require that easement as a condition because the development did not actually change access to the beach. It was just visibility of the beach, but the public still could have the same access, so it can get as finely parsed as that.

Davies noted there's conditions, and there's potential language that the Commission can recommend modifications, which doesn't come up very often, but they seem somewhat related to conditions. Is there any specifics about what they could suggest for modification, rather than condition, like if it made it potentially more compliant with the Comprehensive Plan. Bright stated that is something they need to be less cautious about because what they are saying is the recommendation to Council is not to approve without condition XYZ, whereas a modification, as a body Planning and Zoning Commission, is making these recommendations so it's a lot more tied into just the process to make that recommended modification.

Davies stated he is asking about if the Comprehensive Plan mentions connections to existing parks and things like that, can the Commission suggest modifications that are pretty minimal to a development that make it more compatible with the neighborhood surrounding it, or with the Comprehensive Plan. He noted it seems like planning and zoning is a good opportunity to interject those modifications, rather than letting it go too far in the process, modifying it takes it back to step one, and it takes several weeks to months to get through other steps.

Russett asked if Davies was asking about a rezoning like a planned development overlay rezoning that has a site plan associated with it, or a subdivision because some rezonings come to them with no specific development proposal. Davies confirmed it would mostly come up in OPD or with some other specific plan attached to it.

Bright reiterated the umbrella intent is to evaluate the application at hand and not to make recommendations to the applicant about how they could improve, that's outside the purview of what what's being asked to do. Davies noted they are still being asked to evaluate whether it's compatible to the Comprehensive Plan and compatibility just inherently comes with various degrees of compatibility. A plan could be compatible with a sentence or two but largely ignoring other aspects of the Comprehensive Plans so that's a struggle.

Quellhorst noted the big issue is really like whether the zoning is compatible with the Comprehensive Plan so if an area is proposed to be rezoned to a classification that would allow

for high density housing, then the question is whether high density housing in that particular area is consistent with all of the objectives advanced by the Comprehensive Plan and that would be things like adequate open space and good transportation and trails and so forth. But the question would be focused on that zoning change, not if the project itself advances those objectives in the Comprehensive Plan. Bright confirmed they are to focus on the zoning change, not the project, and then also ensuring that the comments are tied to the Comprehensive Plan.

Quellhorst noted for example they might look at something and say the Comprehensive Plan prioritizes adequate open space neighborhoods and what is being proposed for a rezoning would result in high density housing, and maybe that wouldn't allow sufficient open space in the neighborhood. But in contrast, what they wouldn't want to do is look at that site plan and say they think that high density housing is appropriate here, but the way that this is drawn does not have sufficient open space.

Bright reiterated the takeaways from each of these, going back to the conflict of interest, members should recuse themselves from discussion and voting on an item where they have one. If someone is not sure if they have a conflict of interest, please reach out and staff is happy to talk through the specifics. In terms of ex-parte communications, those should be disclosed prior to the presentation of the staff report, when assessing a rezoning application focusing on the application at hand, and when recommending conditions, ensuring that they comply with the statutory criteria, and in particular the creation of a direct need. Again, if there are ever any questions, contact the City Attorney's office or staff to talk it through.

Wade asked if these are constraints for the Planning and Zoning Commission, but then when it goes to City Council are they are not bound by the same considerations. Bright confirmed the guidance is a little different because City Council is an exclusively legislative body and so the standards to which they are held are a little bit different. It is pretty similar in terms of conflicts of interest and ex-parte communications, but a lot of the particulars of the way this Commission is being asked to treat applications and conditions imposed have to do with the way the legal status that this Commission has, as opposed to City Council.

Townsend asked aren't they supposed to be kind of a screening committee on zoning, shouldn't the hard questions be asked here so they have the answers when it goes to City Council as a recommendation. If some of these things that they're talking about are not brought up at Planning and Zoning, even though they are not the ones that make the final decisions, they are the ones that make the recommendation to City Council, so it feels like with some of these restrictions the Commission is being restrained from asking even the simple questions. Bright stated they have to remember they are being asked X question, and they are allowed to consider A, B and C, as opposed to A, B, C, D, E and F. It is expected to have a very thorough discussion and a very thoughtful recommendation, it's just that within the power that is given legislatively to create the Planning and Zoning Commission and what they're being asked to do in terms of the process of how things move through this Commission onto Council there's some limitations.

Townsend noted from past cases, as they may have agreed on a rezoning or a plan when the final project is complete it's nothing at all like what was proposed so how as a Commission can they make sure what is proposed, what the Commission agrees on and sends to City Council is what's going to be the final project. Quellhorst stated that is why one of the main reasons is to focus on the actual rezoning petition itself, because they don't really know what the final project

is going to look like. They can present a particular project plan with a building of a certain appearance or oriented a certain way, but ultimately if a rezoning goes through, they're no longer constrained or beholden to a particular project plan. The City building code and other ordinances will guide the project. They only decide on zoning classification.

Wade noted the example of Orchard Street, even when a building and project on it failed the project or developer got disconnected from it, the property owner resubmitted for rezoning, and that rezoning went through. So, there are situations where the details of a proposed project might not be the ultimate outcome. Another example is the Barkalow project development north of Happy Hollow Park, they talked a lot about the trail connectivity on that one and connection to Happy Hollow and tree removal and items such as that but because it really didn't gain additional access it was outside of the purview for the zoning moving forward. Or would that still be considered because of some of the other items related to the Comprehensive Plan. Russett noted for that particular project the process that staff had with the applicant discussed trail connections and there were a lot of concerns with potential routes, like routes to the west, to the to the bus routes and to the south to the park. There's also issues with topography, making it ADA accessible, and a route to the south would result in more tree removal, and staff had all of those conversations with the applicant and thought the best path forward was building a sidewalk and connecting it to the park. Staff explored all the options and worked with the applicant to look at those possibilities and ultimately determined what was feasible.

Wade noted the Commission doesn't always have that background ahead of time and don't get into that level of details, as far as what's already been vetted out, so is that something they would just ask during staff questioning and then staff would share that. Russett stated yes, those are appropriate questions for staff.

Davies stated it seems like just those conversations should happen in a public setting, rather than a private meeting between City staff and developers. Reasonability or viability is a tricky thing in making sure developments adhere to the Comprehensive Plan and it's important to ask those questions.

Quellhorst reiterated the Commission is focusing on how the actual rezoning is impacting those Comprehensive Plan considerations. Is the zoning appropriate in a certain area, and then once that is decided they defer to the building code and other regulations to make sure that the criteria set on the Comprehensive Plan are protected and advanced. Bright confirmed that was correct.

Miller stated there are frequently OPD overlays, and a lot of the things which do get into the specifics, so he is struggling with when it is appropriate to ask questions. Russett stated questions can be asked at the meeting in an effort to help them further understand what they should be considering when they make the vote, but if they're adding conditions, they really need to be thinking about the rezoning creating that direct public need that's causing the recommended condition.

Quellhorst noted what Commissioner Townsend mentioned is really important because they can dig into a plan and ask questions and really like it and approve the rezoning, but then there's no guarantee that the project would actually take the shape and could be vastly different within the contours of the building code.

Quellhorst to summarize, the question is the rezoning appropriate, not is the project itself appropriate. Bright confirmed that is correct.

**CONSIDERATION OF MEETING MINUTES: NOVEMBER 5, 2025:**

Wade moved to approve the meeting minutes from November 5, 2025. Davies seconded the motion, a vote was taken and the motion passed 6-0.

**PLANNING AND ZONING INFORMATION:**

Russett noted it is Chair Quellhorst's last night with the Commission, so he was presented with a certificate of appreciation for his service. The deadline for applications to the Commission is December 3, so there should be a new commissioner appointed at the December 9 City Council meeting.

**ADJOURNMENT:**

Townsend moved to adjourn, Elliott seconded and the motion passed 6-0.

**PLANNING & ZONING COMMISSION  
ATTENDANCE RECORD  
2024-2025**

	9/18	11/20	12/4	2/19	3/5	5/7	6/4	6/18	7/2	7/16	8/6	8/27	9/3	10/15	11/5	11/19
<b>BEINING, KALEB</b>	---	---	---	---	---	---	---	---	X	O	X	X	O	O	X	X
<b>DAVIES, JAMES</b>	---	---	---	---	---	---	---	---	X	X	X	X	X	X	X	X
<b>CRAIG, SUSAN</b>	X	X	X	X	X	X	X	X	---	---	---	---	---	---	---	---
<b>ELLIOTT, MAGGIE</b>	X	O/E	X	X	X	X	X	X	X	O/E	X	X	O/E	X	O/E	X
<b>HENSCH, MIKE</b>	X	X	X	X	O/E	X	X	X	---	---	---	---	---	---	---	---
<b>MILLER, STEVE</b>	X	X	X	X	X	X	X	O/E	X	X	X	X	O/E	X	X	X
<b>QUELLHORST, SCOTT</b>	X	O/E	X	X	X	X	X	X	X	X	X	O/E	X	O/E	X	X
<b>TOWNSEND, BILLIE</b>	X	O/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>WADE, CHAD</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

KEY:  
X = Present  
O = Absent  
O/E = Absent/Excused  
--- = Not a Member



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Planning & Zoning Commission: December 17 [See Recommendation]

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Attachments: [Planning & Zoning Commission: December 17 \[See Recommendation\]](#)



# CITY OF IOWA CITY MEMORANDUM

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Date: February 5, 2025

To: Mayor and City Council

From: Anne Russett, Senior Planner

Re: Recommendations from the Planning and Zoning Commission

At its December 17, 2025 meeting, the Planning and Zoning Commission have the following recommendation to the City Council:

By a vote of 5-1 (Townsend dissenting) the Commission recommends approval of REZ25-0015, amendments to Title 14, Zoning to ensure compliance with changes in state law related to home occupations, consumer fireworks sales, exterior building materials, variances, and accessory dwelling units.

Additional action (check one)

No further action needed

Board or Commission is requesting Council direction

Agenda item will be prepared by staff for Council action

**MINUTES  
PLANNING AND ZONING COMMISSION  
DECEMBER 17, 2025 – 6:00 PM – FORMAL MEETING  
EMMA J. HARVAT HALL, CITY HALL**

**FINAL**

**MEMBERS PRESENT:** Kaleb Beining, James Davies, Maggie Elliott, Steve Miller, Billie Townsend, Chad Wade

**MEMBERS ABSENT:**

**STAFF PRESENT:** Alex Bright, Anne Russett, Lisa Schroer

**OTHERS PRESENT:**

**RECOMMENDATIONS TO COUNCIL:**

By a vote of 5-1 (Townsend dissenting) the Commission recommends approval of REZ25-0015, amendments to Title 14, Zoning to ensure compliance with changes in state law related to home occupations, consumer fireworks sales, exterior building materials, variances, and accessory dwelling units.

**CALL TO ORDER:**

Elliott called the meeting to order at 6:00 PM.

**PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:**

None.

**ZONING CODE TEXT AMENDMENT ITEMS:**

**CASE NO. REZ25-0015:**

Consideration of amendments to Title 14, Zoning to ensure compliance with changes in state law related to home occupations, consumer fireworks sales, exterior building materials, variances, and accessory dwelling units.

Schroer began the staff report noting staff regularly updates the City's zoning code to reflect changing conditions and new legal requirements that come online. Over the last few years there have been a handful of changes at the State level that now preempt certain areas of local zoning authority. A State preemption is when State law limits or overrides a city's ability to regulate certain issues locally and when this happens, the City has to update the zoning code to ensure that it complies with State law. Schroer noted all of the text amendments today stem from five State laws. First, is House File 2431, which is related to home occupations, second is Senate File 2285, which is related to the sale of consumer fireworks, third is House File 2388, which is related to exterior building material requirements, fourth, House File 652, related to area variances, and finally, Senate File 592 that's related to accessory dwelling units. Schroer next explained how staff approaches these types of text amendments. They try to do as little change as possible to make sure that they comply with State law, but also to preserve local oversight when possible.

Getting into each change, Schroer first reviewed home occupations. The State law limits the ability of cities to regulate home based businesses, and under this law cities must allow home occupations in residential zones. The law also doesn't allow cities to require a permit for home

occupations that have no impact. Under this law cities are still able to impose regulations on home occupations that are necessary to protect public health and safety, welfare or transportation impacts on the surrounding neighborhood. The proposed text amendments are that first, staff reorganized home occupations into three categories, Type A, Type B, and Type C. Currently, there are only two types, Type A and Type B and currently a permit is required for type B. However, the amendments transfer that permit requirement just to Type C, which are home occupations where the use generates on street parking. Staff also remove a couple of requirements. First, only one nonresident employee may be approved for home occupation use and they also removed the requirement that nonresident employees not be permitted for home occupations that are medical offices. The amendments also expand where home occupations may occur on the property, currently they are allowed within the dwelling or an accessory structure, the new amendments also allow them to be in a side or rear yard. Staff also has updated the list of prohibited home occupations and added some new restrictions related to hazardous materials, emissions and right of way impacts. Staff also removed two currently prohibited home occupations from the list, commercial recreation uses and eating establishments. They also increased the maximum allowable size for home occupations and now home occupations can be 50% of the principal dwellings floor area, regardless of whether the use is in the dwelling, the yard or the accessory building. They also removed the commercial activity clause, which states that no commodities may be sold on the premises, except for those produced on the premises or those associated with the home occupation. Next, there's a 10 client per day rule that applies to Type B currently and staff expanded and clarified that this also applies to Type C home occupations. Finally, staff added an additional off site impact rule, so if a portion of the home occupation is in the front yard, it is required that the activity be screened from view.

Schroer next discussed Senate File 2285, consumer fireworks sales. Under this law cities are not able to regulate or prohibit the sale of consumer fireworks within commercial or industrial zones. Currently the City has zoning restrictions on the sale of fireworks in commercial zones, but that is no longer enforceable, and under this law the sales are still permitted to the statewide sales period for permanent structures, June 1 through July 8 and November 10 through January 3. Sales in temporary structures are limited to the dates of June 13 to July 8. The changes staff made to the code were first, to expand the zones in which consumer firework sales are permitted to be in both commercial and industrial zones and also allow temporary sales structures of consumer fireworks in commercial zones, consistent with existing allowances for industrial zones.

Next, regarding House File 2388, exterior design materials for residential buildings, this law limits the City's ability to regulate exterior design standards for smaller residential developments and the law prohibits cities from regulating specific exterior building materials for residential structures that have 12 or fewer dwelling units. Schroer did note under this law the City is still able to regulate exterior materials and design elements in special zoning districts, such as Riverfront Crossings, and also in historic and conservation district overlays. The amendments staff made to the code specify that all trim and facade requirements related to exterior materials only apply to residential buildings that have more than 12 units. They also limit the applicability of existing material requirements for the Central Planning District and PRM zone so that they only apply to residential buildings that have more than 12 units. Schroer reiterated they did retain the ability to regulate exterior materials in overlay districts and special zoning districts.

Schroer moved onto House File 652, related to area variances. This law expands the authority of local Boards of Adjustment to grant area variances in addition to the use variances that they already grant. Area variances are anything related to area, dimensional or other numerical limitation that's in the zoning code. She explained this could be anything from minimum lot size to the height of a building. Last week the Board of Adjustment had a rear setback case that used an area variance. Schroer stated that to use an area variance, a new practical difficulty standard must be met. The amendments first expand the basis for granting variances to include both undue hardship, which is for use variances, and then practical difficulties, which is for area variances. Staff also removed a prohibition on granting variances that would allow uses not permitted in the underlying zone as required by State law. The amendments also add separate definitions for use variances and area variances. The area variance definition is a means of granting a property owner relief from certain provisions of this title related to area, dimensional or other numerical limitations, where, owing to special conditions, a literal enforcement of the title will result in practical difficulties, and so that the spirit of this title shall be observed and substantial justice done. The use variance definition, which is just the previous variance definition, is a means of granting property owner relief from certain provisions of this title where, owing to special conditions, a literal enforcement of the provisions of this title will result in unnecessary hardship, and so that the spirit of this title shall be observed and substantial justice done. Staff also added approval criteria for area variances that the Board of Adjustment uses. First, the Board must find that the proposed variance will not be contrary to the public interest. Second, owing to special conditions, a literal enforcement of the code would result in practical difficulties. Third, the practical difficulties must be unique to the property and not self-created. Fourth, the spirit of the zoning code provision shall be observed. And lastly, the Board must find that granting the variance will not significantly alter the essential character of the neighborhood.

The final amendment, due to Senate File 592 is on the accessory dwelling unit (ADU) standards. Under this law cities are required to allow at least one ADU on the same lot as a single family residence as defined by State code. It also prohibits cities from imposing certain local restrictions that act as a barrier to the construction of one ADU. Examples of restrictions could be owner occupancy mandates, parking requirements, size limitations or design standards. Under this law, ADUs may not be regulated under accessory use standards if those standards are more restrictive than the standards that apply to a single family dwelling. Finally, ADUs must also be approved without discretionary review, the City currently uses discretionary review with the Historic Preservation Commission. Schroer noted some previous ADU related code amendments, in 2023 the City adopted a set of zoning amendments aimed at increasing housing choice and expanding the variety of housing types. As part of that effort, the City streamlined the process for developing ADUs by removing minimum parking requirements, allowing ADUs to be developed with attached single family homes and duplexes, and adjusting size standards to increase flexibility. Senate File 592 works to build upon those previous efforts. Schroer next went over the new code changes. First, ADUs are allowed in the same lot as a single family residence as defined by State code, regardless of the underlying zoning district. Second, they clarify that per State law, a single family residence may include duplexes or townhomes. Staff also removed the current owner occupancy requirement for properties that contain an ADU and also ensure that one ADU is permitted per lot by eliminating the minimum lot size and area per unit requirements. Staff also removed existing design requirements that mandate attached ADU appearance must visually match the principal dwelling. The amendments also adjust the size requirements for an ADU so that it won't exceed 1000 square feet, or 50% of the single family residence floor area, whichever is larger. Staff also clarified the relationship between ADUs and

accessory use standards in that ADUs cannot be held to more restrictive accessory use regulation than single family dwellings. Currently the City has different standards for height, setbacks, lot coverage, there is a set of those for principal dwelling units and accessory structures but under this law they need to treat the ADU as a single family when the accessory dwelling standards are more restrictive than the principal dwelling standards. Lastly, staff added a definition for single family residence, which comes from the State code, and it's a single family residence means a structure maintained and used as a single dwelling unit, notwithstanding that a dwelling unit shares one or more walls with another dwelling unit, it is a single family residence if it has direct access to a street or thoroughfare and shares neither heating facilities, hot water equipment, nor any other essential facility or service with another dwelling unit, if full utility access that includes a separate metering system for billing purposes can be provided to the accessory dwelling unit.

Staff recommends approval of REZ25-0015, amendment to Title 14, Zoning to ensure compliance with changes in state law related to home occupations, consumer fireworks sales, exterior building materials, variances, and accessory dwelling units.

Schroer reviewed the anticipated timeline, they are anticipating the public hearing will be set on January 6, and then January 20 will be the public hearing and also the first consideration.

Elliott noted in the amendments she understood that the review and approval in a historic preservation district eliminated approval by the Historic Preservation Commission, but it did allow an administrative historic review process. Russett explained that currently new construction in a historic district or a conservation district requires review and approval by the Historic Preservation Commission and the understanding of the law is that staff can still review the ADUs, according to the historic preservation guidelines, and approve the new construction of the ADU, but it can't go to a body like the Board of Adjustment or to the Historic Preservation Commission where there's some discretion involved.

Davies asked if there is recourse for the staff to say no to something because it doesn't abide by the historic preservation guidelines. Russett believes so, that is a situation that they're going to have to deal with if it comes up, they haven't gotten to that point yet, they have had ADUs in historic districts and there haven't been any issues.

Elliott then asked how this affects an area like the Northside or Longfellow because they're in a historic district. Russett noted those areas already allow ADUs, the only difference is that the approval will not go to the Historic Preservation Commission, the approval will come from staff.

Elliott noted the other change is in those areas it will be the owner occupied homes that will allow ADUs. Russett confirmed that is a requirement citywide.

Elliott also asked about the home occupations section wondering what the implications of that are, is that a big change, how many home occupation situations occur. Russett stated she doesn't believe it'll be a big change, but she is unsure of how many home occupations permits the City issues every year. She noted likely the biggest difference is that someone can now have the use in a yard, but it has to be screened, the idea of the no impact is that it can't generate traffic or on street parking, but also that it's not really visible by neighbors. She believes the intent of the State law is they don't want to create impacts, the idea is to allow creative people, artists,

other people to do things in their home and run a business in their home.

Townsend asked about eating establishments in home occupations, to what extent is that to be allowed. Russett stated it could be a restaurant or a café. Currently it was on the list of prohibited businesses, but with the new State law they can't prohibit it. A permit would still be required, but there are examples of people who have essentially a restaurant in their home with capacity for like four people. She is unsure if this happens in Iowa City but has heard of it happening in other communities where people can make a reservation to go to someone's house for a dinner. Russett reiterated they have to go through all the licensing processes but if it was determined to be no impact restaurant then they wouldn't need a permit from the City.

Miller asked if impact is defined anywhere specifically. Russett stated yes and includes things like generating traffic, the screening, not being visible from neighboring properties, not affecting the right of way and neighboring properties, but the main thing is the traffic and the 10 customer a day rule.

Elliott noted so a theoretical restaurant could not have more than 10 customers a day, how would that be moderated. Russett explained likely from a neighbor calling in a complaint. The homeowner will have to apply and tell the City an estimated number of clients per day.

Davies asked if that 10 customer limit is included in the State law. Russett stated it was an existing requirement that they had for Type B.

Townsend noted the other part in that same section is that it can be the sale of anything, taken out the provision was where it used to say no commodities could be sold on the premise except for those produced on the premise but now that's removed so they can sell anything out of their home. Russett confirmed that was correct as long as it's not a hazardous material or something prohibited. Townsend stated so they could have a gun shop as long as they didn't have the ammunition. Russett confirmed they could have a gun shop. She added there's been examples of that in other local jurisdictions.

Wade asked about an example of a home bakery that may have the pantry outside, what impact does this have on that type of business, other than potentially the screening requirement, because they have an outside pantry. Russett noted if they're existing, it won't have any impact because the rules prior to this State law were more restrictive.

Wade noted another example, a roofing company that had a lot of vehicles on their property, outside on the property, but not a lot of employees going in and out, other than maybe parking, this situation was in Keswick last year and became an issue. So in that type of business, does this have any impact, either more restrictive or less restrictive. Russett stated she is not familiar with that case so really can't speak to that. Wade explained the situation was it was a roofing company that took up a lot of on street parking but did not have a lot of customer activity, because it was employees parking and then going to a job site. However, it was impacting the neighbors and then also city vehicle access for like snow removal. Russett stated then that might be more of a parking/streets issue. Overall, if they are generating on street parking it would have an impact. The way that the rules are structured is the City would determine how much parking does the single family home need, how much parking does the home occupation use need based on the type of use that it is, and if they can provide those spaces on site, there's no

impact. If they don't have the parking spaces needed onsite, then there's an impact.

Miller was curious if it's determined that the home occupation does have impact, what's the process then. Russett stated then they have to get a permit, unless it's a prohibited business and it goes through the staff who handles all home based occupation permits.

Miller stated if it's determined that an office or a small little restaurant has no parking on site so even if it's a one or two cars impact of on street parking, it's just goes through and gets a permit. Russett confirmed that was correct. Miller asked if there is a limit of how much impact before they would deny the permit or is that a judgment call. Russett reiterated there can't be more than 10 clients per day regardless, so that is one limit.

Townsend noted that since the requirement that the ADU has to more or less mimic the original residence is being removed are there any controls on the design of these ADUs. Russett replied no, the City cannot regulate that. Townsend asked then if someone could do a tent in the back. Russett stated they cannot do a tent because it is not a structure in the building code, whatever is built still needs to meet the building code the City just can't require it to have the same siding, or the same architecture of the residences, they can only regulate the size of it.

Wade asked if in a historic overlay area it is not under Commissioner review, but under staff review. Russett confirmed that is the case but staff would make sure it still followed historic guidelines which could regulate things like the architecture and the siding and stuff like that, but only for historic districts.

Elliott opened the public hearing, seeing no one, Elliott closed the public hearing.

**MOTION: Miller recommends approval of REZ25-0015, amendments to Title 14, Zoning to ensure compliance with changes in state law related to home occupations, consumer fireworks sales, exterior building materials, variances, and accessory dwelling units.**

**Davies seconded the motion.**

**A vote was taken and the motion passed 5-1 (Townsend dissenting).**

Townsend stated her objections are first, in a residential area having an eating establishment in someone's home seems a bit far-fetched. Buying a home in a residential area it is expected to be that a residential area, not a commercial area so in her opinion this has gone a step too far. Additionally, having no regulations on the ADUs except for the historical society properties is opening a neighborhood to whatever people want. Even just the solar panels that people are putting in their backyards are a monstrosity, what once was a view of pretty trees is now solar panels. Removing all of the regulations that kept neighborhoods the way they should be for residential areas is opening the City to problems. Iowa City has been such a beautiful little town for so long, she has been here almost 40 years, and now it's just becoming so unstructured and this is a move in that direction to make more problems for this cute little community.

Miller noted ultimately, this is just reacting to State law.

**PLANNING AND ZONING INFORMATION:**

Russett stated a new commission member was appointed at the last Council meeting, Colette Atkins, and they should be at the next meeting in January.

**ADJOURNMENT:**

Townsend moved to adjourn, Miller seconded and the motion passed 6-0.

**PLANNING & ZONING COMMISSION  
ATTENDANCE RECORD  
2024-2025**

	12/4	2/19	3/5	5/7	6/4	6/18	7/2	7/16	8/6	8/27	9/3	10/15	11/5	11/19	12/3	12/17
<b>BEINING, KALEB</b>	---	---	---	---	---	---	X	O	X	X	O	O	X	X	X	X
<b>DAVIES, JAMES</b>	---	---	---	---	---	---	X	X	X	X	X	X	X	X	X	X
<b>CRAIG, SUSAN</b>	X	X	X	X	X	X	---	---	---	---	---	---	---	---	---	---
<b>ELLIOTT, MAGGIE</b>	X	X	X	X	X	X	X	O/E	X	X	O/E	X	O/E	X	X	X
<b>HENSCH, MIKE</b>	X	X	O/E	X	X	X	---	---	---	---	---	---	---	---	---	---
<b>MILLER, STEVE</b>	X	X	X	X	X	O/E	X	X	X	X	O/E	X	X	X	X	X
<b>QUELLHORST, SCOTT</b>	X	X	X	X	X	X	X	X	X	O/E	X	O/E	X	X	---	---
<b>TOWNSEND, BILLIE</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>WADE, CHAD</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

KEY:  
X = Present  
O = Absent  
O/E = Absent/Excused  
--- = Not a Member



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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## Resolution Naming Depositories.

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Prepared By: Nicole Davies, Finance Director  
Reviewed By: Geoff Fruin, City Manager  
Eric Goers, City Attorney  
Fiscal Impact: No impact  
Staff Recommendation: Approval  
Commission Recommendations: N/A  
Attachments: [Resolution](#)

### **Executive Summary:**

The City of Iowa City maintains a list of financial institutions authorized to be depositories of the city's funds. The list that is on file needs to be updated to reflect changes that have occurred.

### **Background / Analysis:**

Hills Bank & Trust Co. maximum balance is being raised from \$25,000,000 to \$75,000,000 and Banker's Trust maximum balance is being raised from \$50,000,000 to \$75,000,000 to accommodate increased investments.

The resolution naming depositories being presented would update the list of financial institutions that the City of Iowa City maintains.

Resolution No. \_\_\_\_\_

### Resolution Naming Depositories

Now therefore, be it resolved by the city council of the City of Iowa City, Iowa that the City of Iowa City, in Johnson County, Iowa, approves the following list of financial institutions to be depositories of the City of Iowa City funds in conformance with applicable provisions of Iowa Code Chapter 12C.2. The Finance Director is hereby authorized to deposit the City of Iowa City funds in amounts not to exceed the maximum approved for each respective financial institution as set out below.

Depository Name	Location of Home Office	Local Location	Maximum Balance in effect under prior resolution	Maximum Balance in effect under this resolution
U.S. Bank N.A.	800 Nicollet Mall Minneapolis, MN 55402	204 E Washington St Iowa City, IA 52240	65,000,000.00	65,000,000.00
MidWestOne Bank	102 S Clinton St Iowa City, IA 52244-1700	Same	150,000,000.00	150,000,000.00
Hills Bank & Trust Co.	131 Main St Hills, IA 52235	201 S Clinton St Iowa City, IA 52240	25,000,000.00	75,000,000.00
West Bancorporation, Inc.	1601 22nd St., Suite 209 West Des Moines, IA 50266	401 10 <sup>th</sup> Ave Coralville, IA 52241	100,000,000.00	100,000,000.00
Bank of the West	P.O. Box 73850 Cedar Rapids, IA 52407-3850	800 22nd Ave Coralville, IA 52241	75,000,000.00	75,000,000.00
Wells Fargo Bank, N.A.	666 Walnut St Des Moines, IA 50309	103 E College St Iowa City, IA 52240	50,000,000.00	50,000,000.00
Green State Credit Union	2355 Landon Road North Liberty, IA 52317	500 Iowa Ave Iowa City, IA 52244-2240	50,000,000.00	50,000,000.00
CBI Bank & Trust	140 Holiday Rd Coralville, IA 52241	Same	15,000,000.00	15,000,000.00
Farmers & Merchants Savings Bank	200 N Devoe Lone Tree, IA 52755	2235 Mormon Trek Blvd Iowa City, IA 52246	15,000,000.00	15,000,000.00
Two Rivers Bank & Trust	222 N Main St Burlington, IA 52601	3292 Ridgeway Dr, Ste A Coralville, IA 52241	15,000,000.00	15,000,000.00
Cedar Rapids Bank & Trust	201 1st St SE Cedar Rapids, IA 52401	Same	50,000,000.00	50,000,000.00
Bankers Trust	221 Third Ave SE Cedar Rapids, IA 52406	Same	50,000,000.00	75,000,000.00
NXT Bank	119 2nd St, Ste 100 Coralville, IA 52241	Same	10,000,000.00	10,000,000.00
Hiawatha Bank & Trust	777 N Center Point Rd Hiawatha, IA 52233	Same	2,000,000.00	2,000,000.00
Great Western Bank	225 South Main Ave Sioux Falls, SD 57104	655 Community Dr North Liberty, IA 52317	100,000,000.00	100,000,000.00

Regions Bank	8182 Maryland Ave, 11th Floor Clayton, MO 63105	510 A Ave Vinton, IA 52349	100,000,000.00	100,000,000.00
The Bancorp	409 Silverside Rd, Ste 105 Wilmington, DE 19809	None	1,000,000.00	1,000,000.00
Alpine Bank	2200 Grand Ave Glenwood Springs, CO 81601	None	1,000,000.00	1,000,000.00

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Mayor:

Approved by

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney's Office



# CITY OF IOWA CITY COUNCIL ACTION REPORT

February 17, 2026

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Resolution rescinding Resolution No. 26-26, which found The Fieldhouse Bar & Grill violated Section 4-2-2(B) of the City Code and imposed a fourteen-day alcohol license suspension.

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Prepared By: Eric R. Goers, City Attorney  
Reviewed By: Geoff Fruin, City Manager  
Kellie Grace, City Clerk  
Liz Craig, Assistant City Attorney  
Jennifer Schwickerath, Assistant City Attorney

Fiscal Impact: None  
Staff Recommendation: Approval  
Commission Recommendations: NA  
Attachments: [Resolution](#)

## **Executive Summary:**

On January 20, 2026 City Council found that 138 South Clinton Inc, d/b/a The Fieldhouse Bar & Grill ("The Fieldhouse") violated Section 4-2-2(B) of the City Code by serving alcohol on floors other than the ground floor without qualifying for an exception allowing such service. Council approved staff's recommendation to suspend The Fieldhouse's alcohol license for fourteen days. The suspension did not go into effect because The Fieldhouse appealed to the Iowa Department of Revenue, which stayed the suspension. On February 3, 2026, staff discovered that Section 4-2-2(B) was repealed in Ordinance 15-4642, which became effective on September 24, 2015. However, due to a codifying error by the City's third-party codifier, Section 4-2-2(B) remains in both the online and paper versions of the Iowa City Code of Ordinances. Because Section 4-2-2(B) is no longer good law, staff recommends rescinding the resolution that found The Fieldhouse violated Section 4-2-2(B) and suspended The Fieldhouse's alcohol license on that basis.

## **Background / Analysis:**

On January 20, 2026, following a hearing, Council suspended the alcohol license for The Fieldhouse for fourteen days. That suspension was based on The Fieldhouse's operation as a bar on floors other than the ground floor, without qualifying for an exception under Iowa City Code Section 4-2-2(B). Specifically, The Fieldhouse was informed that it must operate as a restaurant in order to serve alcohol on more than the ground floor, and The Fieldhouse represented to City staff that it would do so. Council found The Fieldhouse had not been operating a restaurant.

On February 3, 2026, in the course of reviewing another matter, staff uncovered an ordinance from 2015 (15-4642) which served to create Rooftop Service Areas in Iowa City. Ordinance 15-4642 became effective on September 24, 2015, and amended several

provisions in the City Code. Among other things, the ordinance deleted Section 4-2-2(B) entirely.

However, due to an error by the City's third-party codifier, the City Code, in both paper and electronic form, continued to show Section 4-2-2(B) as in effect. It has been established that the ordinance was provided by City staff to the codifier, because other changes made by Ordinance 15-4642 are accurately reflected in the City Code. It appears that the codifier simply missed the repeal of Section 4-2-2(B), and staff did not catch this error. City staff will be reviewing and assessing the process for double-checking the work of the third-party codifier.

Because Section 4-2-2(B) was repealed when The Fieldhouse began operating, it cannot serve as the basis for an ordinance violation or alcohol license suspension. Staff recommends rescinding the Resolution suspending The Fieldhouse's alcohol license for fourteen days, and staff will follow up with the Department of Revenue to ensure that the administrative appeal process is also terminated.

Resolution No. \_\_\_\_\_

**Resolution rescinding Resolution No. 26-26, which found The Fieldhouse Bar & Grill violated Section 4-2-2(B) of the City Code and imposed a fourteen-day alcohol license suspension.**

Whereas, on January 20, 2026, following a hearing, the City Council approved City staff's request to suspend the alcohol license of 138 South Clinton Inc, d/b/a The Fieldhouse Bar & Grill ("The Fieldhouse") on the basis that The Fieldhouse had violated Section 4-2-2(B) of the Iowa City Code by serving alcohol on more than the ground floor but not operating as a restaurant; and

Whereas, because The Fieldhouse has appealed the suspension to the Department of Revenue, the suspension has not yet taken effect; and

Whereas, on February 3, 2026, City staff discovered a codifying error in the City Code which failed to remove Section 4-2-2(B) from the City Code even though that provision was repealed in Ordinance No. 15-4642, made effective on September 24, 2015; and

Whereas, staff relied upon the codified version of the City Code in seeking to enforce Section 4-2-2(B); and

Whereas, despite its inclusion in the City Code, Section 4-2-2(B) has no legal effect and there can be no violation thereof; and

Whereas, Section 4-2-2(B) cannot serve as a basis to suspend The Fieldhouse's alcohol license; and

Whereas, Resolution No. 26-26 should be rescinded.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. Resolution No. 26-26 is rescinded.
2. The City Clerk is directed to forward a copy of this Resolution to the Iowa Department of Revenue.
3. The City Clerk is further directed to provide a copy of this Resolution to 138 South Clinton Inc, d/b/a The Fieldhouse Bar & Grill at the address on the license.

Passed and approved this \_\_\_\_\_ day of February 2026.

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

Approved by:

\_\_\_\_\_  
City Attorney's Office

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ the Resolution be adopted, and upon roll call there were:

Ayes:

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Nays:

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Absent:

\_\_\_\_\_ Alter  
\_\_\_\_\_ Bergus  
\_\_\_\_\_ Harmsen  
\_\_\_\_\_ Moe  
\_\_\_\_\_ Salih  
\_\_\_\_\_ Teague  
\_\_\_\_\_ Weilein



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Resolution authorizing the procurement of Recycling Processing Services.

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Prepared By: Jennifer Jordan, Resource Management Superintendent  
Reviewed By: Ron Knoche, Public Works Director  
Geoff Fruin, City Manager  
Alexandra Bright, Asst. City Attorney

Fiscal Impact: The City expects to expend approximately \$1,560,000.00 For Recycling Processing Services over a period of 5 years. Funds for this purchase are available in the operating budget of the Resource Management Division under account number 75750122-445230 and account number 74740140-45230.

Staff Recommendation: Approval

Attachments: [Resolution](#)  
[Recycling Processing Agreement](#)

## **Executive Summary:**

The City issued Request for Proposal (RFP) 26-107 on October 15, 2025, to evaluate qualified vendors capable of providing recycling processing services. One proposal was received in response to the RFP. An evaluation committee composed of three City representatives reviewed the proposal and selected Paper Recovery Company as the recommended vendor.

The proposed agreement supports the City's objectives to responsibly manage recyclable materials in compliance with U.S. Environmental Protection Agency regulations, Iowa Department of Natural Resources requirements, and recognized environmental best practices. The City intends to maximize the diversion of recyclable materials from the waste stream, minimize residual landfill disposal, enhance public education and outreach, and optimize revenues from recyclable materials while controlling overall costs. The total anticipated expenditure for recycling processing services is approximately \$1,560,000 over a five-year period. Funds for this contract are available in the Resource Management Department operating budget. Approval of this action is determined to be in the public interest.

## **Background / Analysis:**

The City of Iowa City currently operates a single-stream recycling collection system, supplemented by a source-separated drop-off program. RFP26-107 was released to find vendors capable of receiving and processing recyclable materials. The scope of services

includes the ability to process recyclables through either single-stream or multi-stream systems, providing flexibility to meet the City's current and future operational needs.

Paper Recovery Company was selected based on established criteria, including technical capability, regulatory compliance, cost considerations, and alignment with the City's environmental goals. Following this evaluation, Paper Recovery Company was determined to be willing and able to provide the required recycling processing services.

Approval of this contract will allow the City to continue diverting recyclable materials from landfills, support environmentally responsible waste management practices, and maintain effective recycling services for the community while maximizing economic and environmental benefits.

Prepared by: Jennifer Jordan, Resource Management Superintendent, 3900 Hebl Ave SW,  
Iowa City, IA 52246 (319) 887-6160

Resolution No. \_\_\_\_\_

## Resolution authorizing the procurement of Recycling Processing Services

Whereas, the City released Request for Proposal 26-107 to evaluate potential Vendors who could provide Recycling Processing Services; and

Whereas, Request for Proposal 26-107 was released on October 15, 2025, and one proposal was received; and

Whereas, an evaluation committee consisting of three representatives from the City evaluated the proposal and Paper Recovery Systems was selected to receive the award; and

Whereas, the City desires to remove and recycle certain materials in a manner consistent with regulations developed by the U.S. Environmental Protection Agency, the Iowa Department of Natural Resources and consistent with good environmental practices; and

Whereas, it is the City's intention to maximize the diversion of clean Recyclable Materials from the Iowa City waste stream via legitimate recycling markets; minimize the residual material landfilled after processing; form a cooperative partnership with the Vendor to maximize public education, community outreach and other activities; and maximize per-ton revenues derived from the sale of the Recyclable Materials and minimize transportation and overall costs; and

Whereas, the City currently utilizes a single-stream recycling process for the collection of recyclable materials and a source-separated drop location program; and

Whereas, the Vendor is willing and able to receive recyclables from the City and provide recycling services pursuant to either a multi-stream or a single-stream process; and

Whereas, the City's purchasing policy requires City Council approval for Goods and Services over \$200,000; and

Whereas, the City expects to expend approximately \$1,560,000.00 For Recycling Processing Services over a period of 5 years; and

Whereas, funds for this purchase are available in the operating budgets of the Resource Management Division under account number 75750122-445230 and account number 74740140-45230; and

Whereas approval of this purchase is in the public interest.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The proposed procurement described above is approved.
2. The City Manager is authorized to sign the attached agreement with the vendor and take whatever steps are necessary to effectuate future purchases including any amendments or renewals of said agreement.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

Approved by

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney's Office

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ the Resolution  
be adopted, and upon roll call there were:

Ayes:

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Nays:

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Absent:

\_\_\_\_\_ Teague  
\_\_\_\_\_ Alter  
\_\_\_\_\_ Bergus  
\_\_\_\_\_ Harmsen  
\_\_\_\_\_ Moe  
\_\_\_\_\_ Salih  
\_\_\_\_\_ Weilein

## **Agreement for Recycling Processing Services**

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This Agreement made and entered into this the 3rd day of February 2026, by and between the City of Iowa City hereinafter referred to as the City and Paper Recovery Company (PRC) of Cedar Rapids IA hereinafter referred to as the Vendor.

Whereas the City released Request for Proposal 26-107 to evaluate potential Vendors who could provide Recycling Processing Services.

Whereas Request for Proposal 26-107 was released on October 15, 2025, and one proposal was received.

Whereas an evaluation committee consisting of three representatives from the City evaluated the proposals and Paper Recovery Company (PRC) was selected to receive the award.

Whereas the City desires to remove and recycle certain materials in a manner consistent with regulations developed by the U.S. Environmental Protection Agency, the Iowa Department of Natural Resources and consistent with good environmental practices; and

Whereas it is City's intention to maximize the diversion of clean Recyclable Materials from the Iowa City waste stream via legitimate recycling markets; minimize the residual material landfilled after processing; form a cooperative partnership with Vendor to maximize public education, community outreach and other activities; and maximize per-ton revenues derived from the sale of the Recyclable Materials and minimize transportation and overall costs; and

Whereas the City currently utilizes a single-stream recycling process for the collection of recyclable materials and a source-separated drop location program; and

Whereas Vendor is willing and able to receive recyclables from the City and provide recycling services pursuant to either a multi-stream or a single-stream process; and

Now therefore, it is agreed by and between the parties hereto that the City does now contract with the Vendor to provide services as set forth herein.

---

### **I. Scope of Services: Delivery and acceptance of recyclable materials.**

**A. Delivery:** The City shall deliver all Recyclable Materials, defined below, to Vendor at its facility at 3001 Industrial Park Road (hereinafter "Vendor's facility").

**B. Acceptance:** Unless otherwise agreed upon by the parties hereto, Vendor shall provide recycling services to the City of Iowa City for the following recycling commodity streams, hereinafter called "Recyclable Materials:"

**C. Accepted Material Streams:**

1. Single Stream (Curbside Collection).

**A).** The Vendor shall accept recyclable materials collected through single-stream curbside collection and via Source Separated (Drop-Off Site Recycling). Acceptable materials shall include:

1) Paper:

- a. Newspapers
- b. Magazines and catalogs
- c. Brown paper bags
- d. Telephone books
- e. Office paper
- f. Junk mail
- g. Envelopes (all types)
- h. Chipboard/boxboard
- i. Wet-strength carrier stock (chipboard)
- J. Softcover books
- k. Aseptic and gable-top cartons
- l. Corrugated cardboard

2) Plastics:

- a. Plastic bottles, jugs, jars, and round tubs
- b. Excludes Styrofoam and plastic bags

3) Metals:

- a. Tin/steel cans
- b. Aluminum beverage containers
- c. Pie tins and aluminum foil

**D. Delivery and Acceptance:**

1. The City shall deliver all recyclable materials to a facility designated by the Vendor. Upon acceptance of each delivery load, the Vendor shall assume full responsibility for the recyclable materials.

**E. Collection Methodology:**

- 1. Single Stream materials shall be accepted mixed as collected curbside.
- 2. Source Separated materials shall be delivered as distinct streams (e.g., paper, metal, plastic, cardboard) to prevent cross-contamination.

#### **F. Scale and Recordkeeping:**

1. All incoming vehicles delivering recyclables shall be weighed using a scale certified by the appropriate regulatory authority and shall be weighed when exiting to determine the net weight of the load.
2. The Vendor shall provide a scale ticket to the City's vehicle operator at the time of delivery.
3. Net weight records shall be submitted to the City monthly and shall be deemed accurate unless disputed within ten (10) calendar days.
4. The Vendor shall maintain accurate cumulative records and provide them to the City upon request.

#### **G. Labor and Equipment:**

1. The Vendor shall provide all labor, equipment, and materials necessary to perform all services described in this agreement.
2. No additional compensation shall be provided for these items beyond the agreed contract rate.

#### **H. Rejection of Loads:**

1. Loads may be rejected if they:
  - A) Contain more than 2.5% by weight of non-recyclable or contaminated materials.
  - B) Contain hazardous or toxic materials.
  - C) Include materials with significant food contamination or excessive moisture.

#### **I. Rejected Load Procedure:**

1. Vendor shall inspect and isolate suspect loads.
2. City shall be notified and inspect the suspect load.
3. If contamination is confirmed:
  - A) Load shall be transferred to a landfill or disposal facility by Vendor.
  - B) The City shall reimburse the Vendor for all hauling and disposal costs. The City shall pay an additional handling fee of \$100 per ton.
4. If contamination is disputed:
  - A). Vendor may remove non-recyclables in the presence of the City.
  - B). If contamination exceeds 2.5% by weight, the load may be rejected as outlined above.
  - C). If compliant, the load shall be processed as normal.

#### **J. Processing and Permits:**

1. The Vendor shall process recyclable materials in accordance with generally accepted industry standards.
  - A) The Vendor may market the recyclable materials to end users or return them to the manufacturing stream.
  - B) The processing facility and related operations shall comply with all applicable local, state, and federal laws, including environmental and zoning regulations.
  - C). Upon acceptance of City's Recyclable Materials, Vendor agrees to carry out the delivery, packaging, crushing and/or any other preparation according to standard operations of the recycling industry.

C) The Vendor shall be responsible for all required permits, licenses, and associated fees.

D) The Vendor shall bear all costs related to the disposal of any non-recyclable waste generated from accepted materials consistent with all applicable federal, state and local laws, including rules and regulations promulgated or enforced by the U.S. Environmental Protection Agency, the Iowa Department of Natural Resources, and/or local solid waste disposal facilities.

E) This section does not apply to rejected loads as described in I; in such cases, the City shall be responsible for the associated costs.

**K. Facility Access and Standards:**

1. The Vendor shall provide access to the receiving facility for client deliveries during standard business hours:

A). Monday through Friday: 7:00 AM to 3:30 PM.

B). Saturday: 7:00 AM to 12:00 PM upon request. *-upon request*

**L. The receiving facility shall:**

1. Accommodate collection schedules, including weekend access if required.
2. Provide a minimum vertical clearance of 21 feet for delivery vehicles.
3. Be either indoors or include sufficient wind/weather protections.

**M. The City reserves the right but not the duty to:**

1. Inspect the Vendor's facilities, equipment, and services with 48 hours' notice.
2. Access and copy any records relevant to the services provided under the contract.

**N. Vendor Responsibilities:**

1. Receive, all recyclable materials as described in this agreement and haul to the Waste Commission of Scout County, following all accepted standards in the industry, and in a safe and good faith manner.
2. Operate all facilities and services in full compliance with applicable laws and regulations.
3. Maintain accurate weight and transaction records for the duration of the agreement.
4. Provide all necessary equipment, labor, and infrastructure to fulfill contract obligations.
5. If operating a public recycling drop-off site, manage and maintain that site independently and at the Vendor's own expense.

**O. City Responsibilities:**

1. Provide public recycling drop-off locations, if applicable, and designate them for residential or commercial use with notice to the public (nothing in the agreement prohibits the Vendor from establishing a public recycling drop site at its facility, but managing and maintaining said site is the sole responsibility of the Vendor and is not part of this agreement).
2. Supply bins of adequate capacity and weather protection at drop-off locations.
3. Ensure that public instructions and signage for bin use are clear, accurate, and developed in cooperation with the Vendor.
4. Collect recyclable materials from drop-off sites and provide curbside collection for residential and commercial users, as applicable.

5. Avoid knowingly delivering solid waste, hazardous materials, or recyclables contaminated beyond acceptable thresholds.
- 

## II. Compensation and Contract Term:

A. Vendor shall compensate or charge the City for sorted Recyclable Materials, based on the process detailed in Section I above, at the following rate formula:

1. **Mixed plastic recycling and processing:** \$130.00 per ton
2. **Single stream materials processing:** \$130.00 per ton
3. **Mixed paper recycling processing.** \$0.00 per ton

**B. Invoices & Rebates.** Paper Recovery Company will pass through all invoices and all rebates received from the Waste Commission of Scott County directly to the City of Iowa City.

**C. Contract Term.** This Agreement shall begin on July 1, 2026, and remain in effect for a period of 5 years. The City may elect, in its sole discretion, to extend this agreement for a period of one (1) additional three-year term. The City reserves the right to accept or reject price increases, to negotiate more favorable terms, or to terminate without cost, the future performance of the contract.

---

## III. Terms and Conditions:

### A. Insurance Requirements:

Certificate of Insurance; Cancellation or Modification

- a) Before commencing work, the Vendor shall submit to the City for approval of a Certificate of Insurance meeting all requirements specified herein, to be in effect for the full contract period.
  - I. The City of Iowa City will be named as additional insured.
  - II. Project bid number and project title will be in the description.
  - III. Insurance carriers will be rated as A or better by A.M. Best.
- b) The Vendor shall notify the City in writing at least thirty (30) calendar days prior to any change or cancellation of said policy or policies.

- c) Cancellation or modification of said policy or policies shall be considered just cause for the City of Iowa City to immediately cancel the contract and/or to halt on the contract, and to withhold payment for any work performed on the contract.
- d) The policy shall be primary in payment, not excess or contingent, regardless of any other coverage available to the City.
- e) The Vendor is solely responsible for the means, methods, sequencing and procedures used in fulfilling its obligations under this Agreement and is solely responsible for the safety of the Vendor's personnel and its own operations.

**Minimum Coverage**

- a) Any policy or policies of insurance purchased by the Vendor to satisfy his/her responsibilities under this contract shall include contractual liability coverage, and shall be in the following type and minimum amounts:

Informal Project Specs: Class I (under \$1M)		
Type of Coverage:	Each Occurrence	Aggregate
a. Comprehensive General Liability. (1) Bodily Injury & Property Damage.	\$1,000,000.00	\$2,000,000.00
	Combined Single Limit	
b. Automotive Liability. (1) Bodily Injury & Property Damage.	\$500,00.00	
c. Worker's Compensation Insurance.	As required by Chapter 85, Code of Iowa	
When Additionally Required:		
Errors and Omissions	\$500,000.00	
Fidelity Bond (minimum)	\$50,000.00	

Formal Project Specs: Class II (over \$1M)		
Type of Coverage:	Each Occurrence	Aggregate
a. Comprehensive General Liability. (1) Bodily Injury & Property Damage.	\$1,000,000.00	\$2,000,000.00
	Combined Single Limit	
b. Automotive Liability. Bodily Injury & Property Damage.	\$1,000,000.00	
c. Excess Liability	\$1,000,000.00	\$1,000,000.00
d. Worker's Compensation Insurance.	As required by Chapter 85, Code of Iowa	

### Indemnity

The Vendor shall indemnify, defend and hold harmless the City of Iowa City and its officers, employees, and agents from any and all liability, loss, cost, damage, and expense (including reasonable attorney's fees and court costs) resulting from, arising out of, or incurred by reason of any claims, actions, or suits based upon or alleging bodily injury, including death, or property damage rising out of or resulting from the Vendor's operations under this Contract, whether such operations be by himself, herself, or themselves or by any Subcontractor or by anyone directly or indirectly employed by either of them. Vendor is not, and shall not be deemed to be, an agent or employee of the City of Iowa City.

Responsibility for Damage Claims - It is specifically agreed between the parties executing this contract that it is not intended by any of the provisions of any part of the contract documents to create in the public or any member thereof a third party beneficiary hereunder, or to authorize anyone not a party to this contract to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this contract. It is understood that no subcontractor is a third-party beneficiary to any contract between the City and the prime Vendor. Nothing in any special provision or any supplemental specification shall be construed as eliminating or superseding the requirements of this section.

Vendor further agrees to:

- a) Save the City its agents and employees harmless from liability of any nature or kind for the use of any copyright or non-copyright composition, secret process, patented or unpatented invention, article, apparatus or appliance including any device or article forming a part of the apparatus or appliance furnished or used in the performance of the contract of which the Vendor is not the patentee, assignee, licensee or owner.
- b) Protect the City against latent defective material or workmanship and to repair or replace any damages or marring occasioned in transit or delivery.
- c) Furnish adequate protection against damage to all work and to repair damages of any kind, to the building or equipment, due to Vendor's own work or to the work of other Vendors, for which the Vendor is responsible.
- d) Obtain all permits and licenses required by City, state, and federal governments and pay all related fees. The Vendor shall also comply with all laws, ordinances, rules and regulations of the City, State of Iowa and the Federal Government.

**B. Availability of Funds:**

A contract shall be deemed executory only to the extent of appropriations available to each department for the purchase of such commodities and/or service. The City's extended obligation on these contracts which envision extended funding through successive fiscal periods shall be contingent upon actual appropriation for the following fiscal year.

**C. Change in Laws:**

In the event of a change in law that frustrates the goals of the City relative to this contract, the City will be entitled to terminate the contract upon written notification to the Vendor without cost or penalty to the City.

**D. Contract Alterations:**

The City reserves the right to make changes to the Services to be provided which are within the Scope of this Contract. No assignment, alteration, change, or modification of the terms of this Agreement shall be valid unless made in writing and agreed to by both the City and the Vendor. The Vendor shall not commence any additional work or change the scope of the Goods/Service until authorized in writing by the City. Vendor shall make no claim for additional compensation in the absence of a prior written approval and amendment of this Agreement executed by both the Vendor and the City. This Agreement may only be amended, supplemented, or modified by a written document executed in the same manner as this Agreement.

**E. Subletting of Contract:**

Vendor shall not assign, transfer, convey, sublet, or otherwise dispose of any right, title or interest therein, or his/her power to execute such contract, to any other person, firm or corporation, without the prior written consent of the City, but in no case shall such consent relieve the Vendor from his/her obligations, or change the terms of contract.

1. Contract Period. Contract shall remain in force for a full period specified and until all commodities and/or services ordered before date of termination shall have been satisfactorily delivered and accepted and thereafter until all requirements and conditions shall be met, unless:

- a) Extended upon written authorization of the City and accepted by Vendor, to permit ordering or unordered balances or additional quantities at contract prices and in accordance with contract terms.
- b) Extended upon written authorization of the City and accepted by Vendor, for a period negotiated and agreed upon by both parties, when in the best interest of the City.
- c) Terminated due to default, as described below.

**F. Default:**

The contract may be cancelled or annulled by the City in whole or in part by written notice of default to the Vendor upon non-performance, violation of contract terms, non-conforming services, bankruptcy, or insolvency, or the making of an assignment for the benefit of creditors. The City of Iowa City may, within its sole discretion, accept or reject any or all proposed cure actions. An award may then be made to next low bidder, or when time is of the essence, similar services may be purchased on the open market. In either event, the defaulting Vendor (or his/her/their surety) shall be liable to the City for cost to the City in excess of the defaulted contract price. Lack of knowledge by the Vendor will in no way be a cause for relief from responsibility.

**G. Force Majeure:**

The Vendor shall not be liable in damages for delivery failure when such failure is the result of fire, flood, strike, act of God, act of government, act of an alien enemy or any other circumstances which, in the City's opinion, is beyond the control of the Vendor. Under such circumstances, however, the City may at its discretion cancel the contract.

The City shall not be liable in damages for any payment failure and may suspend or terminate the contract with respect to delivery of any additional goods or services when such failure, suspension or termination is the result of fire, flood, strike, act of God, act of government, act of an alien enemy or any other circumstances which, in the City's

opinion, is beyond the City's control. Under such circumstances, however, the Vendor may at its discretion cancel the contract.

**H. Occupational Safety and Health Administration Requirements:**

All services shall satisfactorily comply with applicable Occupational Safety and Health Administration regulations in effect at the time the service is performed.

**I. Anti-Discrimination:**

Vendor shall not discriminate against any person in employment or public accommodation in violation of federal, state, or local law. "Employment" shall include but not be limited to hiring, accepting, registering, classifying, promoting, or referring to employment. "Public accommodation" shall include but not be limited to providing goods, services, facilities, privileges and advantages to the public. refuse to hire, accept, register, classify, promote or refer for employment, or to otherwise discriminate in employment against any other person or to discharge any employee in violation of federal, state, or local law.

**J. Discrepancies:**

Vendor's Proposal marked as Exhibit "A" is incorporated herein by this reference. In the event that there are any discrepancies or differences between any conditions of the Vendor's proposal and this Agreement, this Agreement shall prevail. All costs associated with this project must be included in the Agreement. The total project cost for this service must include all costs required for equipment, supplies, transport, labor, and fuel needed for the service. Any costs not specifically set forth in this Agreement will be the responsibility of the Vendor and will be deemed included in the fees and charges herein.

**K. Choice of Law and Forum:**

The laws of the State of Iowa shall govern and determine all matters arising out of or in connection with this contract, without regard to the conflict of law provisions of Iowa law. Any and all litigation commenced in connection with this contract shall be brought and maintained solely in Johnson County District Court for the State of Iowa, Iowa City, Iowa, or in the United States District Court for the Southern District of Iowa, Davenport Division, Davenport, Iowa, wherever jurisdiction is appropriate. This provision shall not be construed as waiving any immunity to suit or liability in State or Federal court, which may be available to the City.

**L. City Officers and Employees not to benefit:**

Upon signing this agreement, Vendor acknowledges that Section 362.5 of the Iowa Code prohibits a City officer or employee from having an interest in a contract with the City, and certifies that no employee or officer of the City, which includes members of the City Council and City boards and commissions, has an interest, either direct or indirect, in this contract, that does not fall within the exceptions to said statutory provision enumerated in Section 362.5

**M. Payment Provisions:**

1. **Payment to the City.** If payment to the City is appropriate, such payments shall be due and payable within 30 days of the last day of each calendar month and shall be sent to:

Accounting Division  
410 E Washington St  
Iowa City IA 52240

Delinquent payments shall draw interest at 1.5% per month from the due date, until paid. Vendor agrees that if the City obtains a judgment on the amount due, the Vendor agrees to pay court costs and reasonable attorney fees.

2. **Withholding Payment.** Consideration for withholding payment shall occur if the Vendor is in default of this agreement.
3. **Payment to the Vendor.** If payment to the Vendor is appropriate, such invoices shall be sent within 30 days of the last calendar month and shall be e-mailed to the Resource Management Superintendent.
4. **Taxes.** The City of Iowa City is exempt from all Federal, State of Iowa and other states' taxes on the purchase of commodities and services used by the City of Iowa City within the State of Iowa. The Purchasing Division shall provide tax exemption certification to out of state suppliers as required. Out of state taxes imposed on purchases of commodities and/or services which are used within another state are applicable and subject to payment.

Vendors and subcontractors shall pay all legally required sales, consumer and use taxes on all commodities and/or services purchased or rented to complete their contract.

**N. Vehicle Markings:**

Vendor agrees to have no markings on vehicles or containers that indicate or tend to indicate any official relationship between the Vendor and the City.

**O. Independent Contractor:**

Contractor, including any of its subcontractors, are not and shall not be deemed to be an agent or employee of the City of Iowa City, Iowa, but at all times are deemed to be independent contractors.

**P. Entire Agreement:**

This Agreement represents the entire agreement between the City and the Vendor and supersedes all prior negotiations, representations or agreements, whether written or oral. This Agreement may be amended only by written instrument signed by both the City and the Vendor and attached as an Addendum. If any one or more of the provisions contained in this Agreement are held to be invalid, illegal, or unenforceable, this Agreement shall be deemed severable, and the remainder of the Agreement shall remain in full force and effect.

For the Vendor: PRC  
Title: Pres.  
Signature: [Signature]  
Date: 2-3-26

For the City: \_\_\_\_\_  
Title: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

City Attorney: [Signature]  
Signature: \_\_\_\_\_

Exhibit A



CITY OF JEROME CITY  
MEMO CITY OF JEROME

[Faint, illegible text block]

Special Information  
The City of Jerome is currently reviewing the proposed project. The project is located on the east side of town. The project is a residential development consisting of 10 units. The project is being developed by [illegible]. The project is being developed on a 2-acre parcel. The project is being developed on a 2-acre parcel. The project is being developed on a 2-acre parcel.

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**CITY OF IOWA CITY**  
**UNESCO CITY OF LITERATURE**

**RFP26-107**

**ABC Disposal Systems, Inc.**

**ABC Disposal Systems, Inc.**

**Supplier Response**

**Event Information**

Number: RFP26-107  
Title: Recycling Processing Services  
Type: Request for Proposal FY26  
Issue Date: 10/14/2025  
Deadline: 11/13/2025 02:30 PM (CT)  
Notes: The City of Iowa City is requesting proposals from qualified vendors to provide:

Recycling Processing Services

Proposals must be submitted online via Ion Wave. Faxed, emailed and hard copies of proposals will not be accepted. All questions and clarifications regarding this Request for Proposal will be accepted until November 5, 2025 at noon (CT) by submitting your questions through Ion Wave. All questions must be in writing in order to receive a response.

## Contact Information

Exhibit A

Contact: Theresa Vanatter  
Address: 410 E Washington St  
IOWA CITY, IA 52240-4525

## ABC Disposal Systems, Inc. Information

Contact: Robyn Lynott  
 Address: 1191 Ingleside Drive SW Bld. 1200  
 Cedar Rapids, IA, IA 52404  
 Phone: (319) 631-9441  
 Toll Free: (319) 395-0904  
 Email: rlynott@abcdisposalsys.com  
 Web Address: www.abcdisposalsys.com

By submitting your response, you certify that you are authorized to represent and bind your company.

Robyn C Lynott

Signature

Submitted at 11/13/2025 12:14:37 PM (CT)

rlynott@abcdisposalsys.com

Email

## Supplier Note

Paper Recovery Company

## Requested Attachments

Completed Wage Theft Policy

Paper Recovery Company Wage Theft Affidavit.pdf

General Terms and Conditions Exceptions

No response

Upload only if you have exceptions

Proposal

Paper Recovery Company - Iowa City Recycling Proposal 2025.pdf

## Bid Attributes

### 1 No Contact Policy

#### A. Code of Silence:

1. Only the Buyer listed under "Bid Contact Information" may be contacted about this RFP, from its issue date until a Purchase Order is issued.
2. Vendors who seek information from any City employee or official other than the Purchasing Division do so at their own risk. The City is not bound by such information.
3. Any contact regarding this RFP by the vendor—or any City representative other than the designated Buyer—is strictly prohibited and may result in disqualification.
4. After the proposal deadline, vendors may only communicate with the Purchasing Division in response to its requests.

#### B. Questions and Answers:

1. If a pre-submission meeting is scheduled, questions may be asked during that meeting. Otherwise, all questions must be submitted in writing via the Questions tab on this digital bidding platform before the deadline to receive a response.

I have read, understand, and agree to these terms

**2 Definitions**

Exhibit A

**A. Definitions for this Request for Proposal.**

1. City: Refers to the City of Iowa City.
2. May: Optional or preferred, not mandatory.
3. Point of Contact/Principal Contact: Vendor's representative for RFP-related communications.
4. RFP: Request for Proposal.
5. Shall/ Must: Mandatory requirements. Failure to comply may result in rejection of your proposal or cancellation of subsequent contracts. Exceptions must be clearly listed; vendors with no or fewer exceptions will be scored higher.
6. Should: Recommended but not mandatory.
7. Vendor/Bidder/Contractor/Broker/Proposer: Entity submitting the proposal; these terms may be used interchangeably.

I have read and understand

**3 Contract Term**

**A. The initial contract term will be for one (1) five-year term with an option to renew for one (1) three-year term at the discretion of the City. The contract start date will occur on July 1, 2026. Pricing shall be firm from the date stated on the contract purchase order. No price escalation will be allowed during the original term of the contract.**

I have read and understand these terms.

#### 4 Required Attachments, Cyber Security, and Exceptions

Exhibit A

A. From the Attachments tab download and review the following required documents.

1. Appendix A - General Requirements and Instructions to Vendors.
2. Appendix B - General Terms and conditions.
3. Appendix C - Wage Theft Affidavit (Please sign and upload your completed Wage Theft Affidavit to the Response Attachments tab).
4. Appendix D - Contract Compliance Form (To be completed by awarded vendor only).
5. Appendix E - Sample Agreement

B. Vendors are required to inform themselves of all requirements of this Request for Proposal. Failure to do so is at the vendor's own risk. If a vendor does not clearly demonstrate and provide documentation substantiating that they are compliant with the qualifications and specifications of this Request for Proposal, they may be disqualified.

C. Links and External Terms and Conditions Prohibited:

1. Vendors are strictly prohibited from submitting any terms and conditions that can be altered unilaterally, including those hosted on websites, servers, or any digital platforms that are linked to the proposal.
2. All materials and information related to a proposal must be submitted in full, in good faith, and included within the proposal itself.
3. No information may be provided via external links, URLs, or references to third-party content.
4. The City of Iowa City will not consider or be bound by any terms or conditions that are not explicitly presented in writing as part of the proposal.
5. Proposals containing links to external sites, including but not limited to those that may lead to nefarious websites, or sites that could contain viruses, malware, or other harmful content, will be automatically deemed non-compliant and treated as a deviation from the requirements.
6. Exceptions may be made in instances where a software test site or similar product requires a link. If an exception to this term is necessary the Procurement Professional in charge of this solicitation will contact the vendor to acquire the link. The link should not be part of the proposal.
7. The City reserves the right to disqualify any proposal that poses potential cybersecurity risks to the City of Iowa City.

D. Exceptions and Contract Negotiations.

1. Exceptions must be submitted prior to the RFP closing date.
2. Vendors must review all RFP documents before selecting a response below.
3. If the vendor selects "No Exceptions" the vendor agrees to the City's terms and may not submit alternative terms (including agreements) later. The City's RFP will prevail in all conflicts.
4. If the vendor selects "I have exceptions" the vendor must attach a list of exceptions under Response Attachments. Vendors with fewer or no exceptions will be scored higher. **Vendor's that select "I have exceptions" and do not attach a list of exceptions will be considered to have "No Exceptions".**

I have no exceptions.

**5 Proposal Checklist**

Exhibit A

- A. Proposal Submittal Checklist. Proposal **must** be organized in the sequence below.
- B. Pricing must be entered in the line Items Tab of this request for proposal.
- C. Section One - Proposal Summary
  - 1. A signed summary letter on company letterhead. Must be signed by an officer or authorized agent empowered to bind the firm.
- D. Section Two - Respondent's Expertise, Provide detailed information on the following:
  - 1. Company background (location, services, years in operation, number of employees).
  - 2. Recycling methods and procedures.  
List of owned equipment used for recycling services.
  - 3. Customer service protocols, including designated representatives for the City of Iowa City.
- E. Section Three - Methods and Procedures. Detail the following:
  - 1. Recycling Operations:
    - a. Procedures for accepting, hauling, storing, and handling materials.
    - b. Staff qualifications and equipment to be used.
  - 2. Measurement & Reporting:
    - a. Methods for measuring material quantity or weight.
    - b. Monthly reporting procedures to the City.
  - 3. Public Engagement:
    - a. Outreach and promotional strategies to support City efforts.
  - 4. City Support:
    - a. Detail any assistance requested from the City.
  - 5. Subcontractors:
    - a. List and describe any subcontractors, their roles, and relevant experience.
  - 6. Additional Information:
    - a. Any other details that demonstrate your ability to perform the work safely and in an environmentally sound manner.

I have read and understand.

**6 Scoring and Evaluation**

Exhibit A

- A. Each proposal stands alone and will be evaluated on its own merits by an evaluation committee in terms of meeting the City's requirements and overall responsiveness to this Request for Proposal.
- B. Vendors will be treated equally without regard to race, color, creed, religion, national origin, sex, gender identity, sexual orientation, disability, marital status, and age.
- C. Failure of the vendor to provide any information requested in the RFP may result in disqualification of the proposal and shall be the responsibility of the vendor.
- D. The proposal that accrues the highest point total based on a 100-point scale shall be recommended for award subject to the best interests of the City of Iowa City. Each category shall receive a point value within the specified range based on how well the proposal meets or exceeds the City's requirements.
- E. Point category and assigned points. Phase One - 100 points.

Category	Points
<b>Customer Service:</b>	<b>20</b>
Proposed Procedures for Recycling Services	
<b>Exceptions:</b>	<b>10</b>
Compliance With the City's Terms and Conditions	
<b>Processing Facilities:</b>	<b>25</b>
Location of Drop Off Site and Processing Facility Quality	
<b>Cost Analysis:</b>	<b>35</b>
Pricing Schedule	
<b>Expertise:</b>	<b>10</b>
Vendor's Capability to Perform Work	
<b>Total Points</b>	<b>100</b>

F. Submittal of a proposal infers acceptance of these scoring techniques.

I have read and understand these terms.

**7 Project Summary**

**A. Scope and Background:**

The City of Iowa City is requesting proposals from qualified vendors to provide recycling processing services. The selected vendor will receive recyclable materials collected by the City. The vendor will also be responsible for transporting these materials to a separate processing facility, which may be located outside this area. Currently the City is taking waste materials to the Waste Commission of Scott County, our preferred processor. The goal is to divert clean, marketable recyclables from the waste stream, minimize landfill disposal, and partner with the City to support education, outreach, and cost-effective recycling operations.

**B. Receiving Site Requirements:**

The awarded vendor must provide a receiving site for recyclable materials within five (5) miles of Iowa City limits. The City will deliver materials to this location.

**1. Access and Schedule:**

- a. Receiving hours must align with City collection schedules.
- b. Saturday hours must be available for some drop-off site materials, upon request. This is generally only applicable in emergency event and has not been needed for several years.

**2. Vehicle Accommodation:**

- a. A minimum clearance of 21 feet is required.
- b. Must accommodate:
  - 1) City roll-off box trucks (source-separated materials)
  - 2) Curbside semi-automated trucks (single-stream materials)
  - 3) Materials: at minimum, the following materials must be accepted:

- a) Cardboard (OCC)
- b) Mixed paper and aseptic cartons
- c) Metal cans and foil
- d) Plastics: plastic bottles, jugs, jars, and round tubs

**3. Material Containment:**

- a. The site must be indoors, **or**
- b. Must have adequate protection to prevent materials from blowing away.

**4. Reporting:**

- a. The site must have a scale for weighing or provide an option for accurate volume-to-weight calculations.
- b. Must have adequate protection to prevent materials from blowing away.

**C. Processing Site Requirements:**

The awarded vendor must provide a separate site for processing, storage, and marketing of recyclable materials.

**1. Location:**

- a. The processing site does not need to be within five (5) miles of Iowa City. Currently the City is taking waste materials to the Waste Commission of Scott County, our preferred processor but other processors will be considered.

**2. Transport Responsibility:**

- a. The vendor is responsible for transporting materials from the receiving site to the processing facility.

**D. City Objectives:**

The City aims to:

**1. Recycling Efficiency:**

- a. Maximize the diversion of clean recyclables from the waste stream.
- b. Ensure all materials go to legitimate recycling markets.

**2. Waste Minimization:**

- a. Minimize residual material sent to landfill after processing.

**3. Community Engagement:**

- a. Form a cooperative partnership with the vendor.
- b. Support public education, community outreach, and related activities.

**4. Cost and Revenue Optimization:**

- a. Maximize per-ton revenue from recyclable sales.
- b. Minimize transportation and overall service costs.

I have read and understand

**8 Detailed Specifications**

**A. Recyclable Materials:**

**1. Accepted Material Streams: Single Stream (Curbside Collection).**

- a. The vendor shall accept recyclable materials collected through single-stream curbside collection and via Source Separated (Drop-Off Site Recycling). Acceptable materials shall include:

**1) Paper:**

- a) Newspapers
- b) Magazines and catalogs
- c) Brown paper bags
- d) Telephone books
- e) Office paper
- f) Junk mail
- g) Envelopes (all types)

- h) Chipboard/boxboard
- i) Wet-strength carrier stock (chipboard)
- j) Softcover books
- k) Aseptic and gable-top cartons
- l) Corrugated cardboard

2) Plastics:

- a) Plastic bottles, jugs, jars, and round tubs
- b) Excludes Styrofoam and plastic bags

3) Metals:

- a) Tin/steel cans
- b) Aluminum beverage containers
- c) Pie tins and aluminum foil

**B. Delivery and Acceptance:**

1. The City shall deliver all recyclable materials to a facility designated by the vendor. Upon acceptance of each delivery load, the vendor shall assume full responsibility for the recyclable materials.

**C. Collection Methodology:**

1. Single Stream materials shall be accepted mixed as collected curbside.
2. Source Separated materials shall be delivered as distinct streams (e.g., paper, metal, plastic, cardboard) to prevent cross-contamination.

**D. Scale and Recordkeeping:**

1. All incoming vehicles delivering recyclables shall be weighed using a scale certified by the appropriate regulatory authority.
2. The proposer shall provide a scale ticket to the vehicle operator at the time of delivery.
3. Net weight records shall be submitted to the client on a monthly basis and shall be deemed accurate unless disputed within ten (10) calendar days.

**E. Labor and Equipment:**

1. The vendor shall provide all labor, equipment, and materials necessary to perform all services described in this specification.
2. No additional compensation shall be provided for these items beyond the agreed contract rate.

**F. Rejection of Loads:**

1. Loads may be rejected if they:
  - a. Contain more than 2.5% by weight of non-recyclable or contaminated materials.
  - b. Contain hazardous or toxic materials.
  - c. Include materials with significant food contamination or excessive moisture.

**G. Rejected Load Procedure:**

1. Vendor shall inspect and isolate suspect loads.
2. City shall be notified for inspection.
3. If contamination is confirmed:
  - a. Load shall be transferred to a landfill or disposal facility by vendor.
  - b. The City shall reimburse the vendor for all hauling and disposal costs. The City shall pay an additional handling fee per ton.
4. If contamination is disputed:
  - a. The vendor may remove non-recyclables in the presence of the City.
  - b. If contamination exceeds 2.5% by weight, the load may be rejected as outlined above.
  - c. If compliant, the load shall be processed as normal.

**H. Processing and Permits:**

1. The vendor shall process recyclable materials in accordance with generally accepted industry standards.
  - a. The vendor may market the recyclable materials to end users or return them to the manufacturing

stream.

- b. The processing facility and related operations shall comply with all applicable local, <sup>Exhibit A</sup> state, and federal laws, including environmental and zoning regulations.
- c. The vendor shall be responsible for all required permits, licenses, and associated fees.
- d. The vendor shall bear all costs related to the disposal of any non-recyclable waste generated from accepted materials.
- e. This section does not apply to rejected loads as described in F; in such cases, the City shall be responsible for the associated costs.

**I. Facility Access and Standards:**

- 1. The vendor shall provide access to the receiving facility for City deliveries during standard business hours:
  - a. Monday through Friday: 7:00 AM to 3:30 PM.
  - b. Saturday: 7:00 AM to 12:00 PM upon request. This is generally only applicable in emergency events and has not been needed in several years.

**J. The receiving facility shall:**

- 1. Accommodate collection schedules, including weekend access if required.
- 2. Provide a minimum vertical clearance of 21 feet for delivery vehicles.
- 3. Be either indoors or include sufficient wind/weather protections.

**K. The City reserves the right to:**

- 1. Inspect the proposer's facilities, equipment, and services with 48 hours' notice.
- 2. Access and copy any records relevant to the services provided under the contract.
- 3. Roles and Responsibilities.

**L. Vendor Responsibilities:**

- 1. Receive, sort, process, and market all recyclable materials as described in these specifications.
- 2. Operate all facilities and services in full compliance with applicable laws and regulations.
- 3. Maintain accurate weight and transaction records for the duration of the agreement.
- 4. Provide all necessary equipment, labor, and infrastructure to fulfill contract obligations.
- 5. If operating a public recycling drop-off site, manage and maintain that site independently and at the proposer's own expense.

**M. City Responsibilities:**

- 1. Provide public recycling drop-off locations, if applicable, and designate them for residential or commercial use.
- 2. Supply bins of adequate capacity and weather protection at drop-off locations.
- 3. Ensure that public instructions and signage for bin use are clear, accurate, and developed in cooperation with the proposer.
- 4. Collect recyclable materials from drop-off sites and provide curbside collection for residential and commercial users, as applicable.
- 5. Avoid knowingly delivering solid waste, hazardous materials, or recyclables contaminated beyond acceptable thresholds.

I have read and understand.

**9 Questionnaire - 1**

The awarded vendor shall provide a site for receiving recyclable materials. It is preferred that the site is within five (5) miles of the City limits of Iowa City. The recyclable materials will be delivered to the receiving location by the City of Iowa City. Where will your Recyclable Materials Site be located and how many miles away is the site located from the City Limits of Iowa City?

Note: Vendors with Recyclable Material Sites close to Iowa City will be scored higher.

Paper Recovery Company is located within the City of Iowa City Limits at: 3001 Industrial Park Rd Iowa City, IA

**1****0****Questionnaire - 2**

What processing facility does the proposer intend to use for recycling services? The City of Iowa City currently transports recyclable materials to the Waste Commission of Scott County, which is the City's preferred processor due to its performance standards and partnership in education, outreach, and cost-effective operations. However, the City will consider an alternative processing facility if it can demonstrate equivalent or superior performance in diverting clean, marketable recyclables from the waste stream and supporting the City's recycling goals. Please provide details about the proposed facility and how it meets or exceeds these criteria.

ABC Disposal Systems, Inc. intends to use the Waste Commission of Scott County (WCSC) as our processing facility for all recyclable materials collected under this contract. The City of Iowa City currently uses WCSC, and we support continuing that partnership to ensure seamless service, consistent processing standards, and strong alignment with the City's recycling and sustainability goals. WCSC operates a state-of-the-art Materials Recovery Facility (MRF) known as the Scott Area Recycling Center, which underwent an \$11 million modernization in 2016. The project included \$3.1 million in new CP Group single-stream processing equipment, replacing the former dual-stream system to improve recovery efficiency and material quality. The upgraded system is designed to capture up to 95 percent of incoming recyclables while minimizing contamination and improving throughput.

**1****1****Liens, Unsatisfied Judgments, Disciplinary Actions**

A. List any and all of the following that are current, pending, or occurring in the last five (5) years in the space provided below.

1. Disciplinary actions
2. Administrative proceedings
3. Malpractice claims
4. Other like proceedings against your company or any of its personnel relating to your firm's services

B. If your company has no liens, unsatisfied judgments, or disciplinary actions that have occurred you must state this in the space provided below.

Paper Recovery Company has no liens, unsatisfied judgments, or disciplinary actions that have occurred in the past 5 years.

**1****2****Prohibited Interest**

A. Section 362.5 of the Iowa Code prohibits a City officer or employee from having an interest in a contract with the City, and certifies that no employee or officer of the City, which includes members of the City Council and City boards and commissions, has an interest, either direct or indirect, in this agreement, that does not fall within the exceptions to said statutory provision enumerated in Section 362.5

B. Your firm shall identify any relationship that has existed, or presently exists with the City of Iowa City and its staff that may interfere with fair competition or may be a possible conflict of interest for either party. If no relationship has existed or does not presently exist, the company must make this statement in the space provided below (companies are subject to disqualification on the basis of any potential for conflict of interest as determined by the City of Iowa City).

No relationship has existed nor does one presently exist.

**1****3****Reference #1 Name**

Provide a reference for agencies for projects similar in scope to this project. References from the proposer must include agencies other than the City of Iowa City.

City of Hiawatha, Iowa - Dennis Marks - City Manager

**1****4****Reference #1 Address**

101 Emmons Street, Hiawatha, Iowa 52233

**1****5****Reference #1 Phone Number**

(319) 393-1515 x523

1 6	<b>Reference #1 Email</b>	Exhibit A
	<input type="text" value="dmarks@hiawatha-iowa.com"/>	
1 7	<b>Reference #2 Name</b>	
	<input type="text" value="City of Williamsburg, Iowa - Aaron Sandersfeld - City Manager"/>	
1 8	<b>Reference #2 Address</b>	
	<input type="text" value="210 W. State Street, Williamsburg, IA 52361"/>	
1 9	<b>Reference #2 Phone Number</b>	
	Provide a reference for agencies for projects similar in scope to this project. References from the proposer must include agencies other than the City of Iowa City.	
	<input type="text" value="(319) 931-3950"/>	
2 0	<b>Reference #2 Email</b>	
	<input type="text" value="asandersfeld@williamsburgiowa.org"/>	
2 1	<b>Reference #3 Name</b>	
	Provide a reference for agencies for projects similar in scope to this project. References from the proposer must include agencies other than the City of Iowa City.	
	<input type="text" value="City of Washington, Iowa - Kathy Kron - City Clerk"/>	
2 2	<b>Reference #3 Address</b>	
	<input type="text" value="215 E. Washington Street, Washington, IA 52353"/>	
2 3	<b>Reference #3 Phone Number</b>	
	<input type="text" value="(319) 653-6584"/>	
2 4	<b>Reference #3 Email</b>	
	<input type="text" value="kkron@washingtونيowa.gov"/>	

## Bid Lines

1	<b>Package Header</b>
	<b>Pricing Proposal:</b>
	The proposer shall submit a guaranteed minimum price per ton for recyclable materials over the initial 5-year contract term:
	<ul style="list-style-type: none"> <li>• A positive value indicates the City will receive that amount per ton.</li> <li>• A zero value indicates no payment to the City and no processing fee.</li> <li>• A negative value indicates a per-ton processing fee charged to the City.</li> </ul>
	Quantity: <u>  1  </u> UOM: <u> EA </u> Total: <input type="text" value="\$130.00"/>

**Package Items**

Exhibit A

**1.1 Single-stream recyclables price per ton.**

Quantity:   1   UOM: Price Per Ton Price:  Total:

Supplier Notes:

In addition, under the new contract, PRC will pass through all invoices, processing fees, and all rebates received from the Waste Commission of Scott County directly to the City of Iowa City. This ensures full transparency of financial transactions related to material processing and maximizes the City's benefit from market returns.

**1.2 Clear Glass price per ton.**

Quantity:   1   UOM: Price Per Ton

**No Bid**

**Response Total: \$130.00**



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Resolution approving, authorizing and directing the Mayor to execute and the City Clerk to attest an Agreement by and between the City of Iowa City and Foth Infrastructure and Environment LLC to provide engineering consultant services for the N Dodge Street and ACT Circle Intersection Improvements Project.

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Prepared By: Timothy Schmadeke - Civil Engineer  
Reviewed By: Jason Havel - City Engineer  
Ron Knoche - Public Works Director  
Geoff Fruin - City Manager  
Alexandra Bright - Asst. City Attorney

Fiscal Impact: \$256,243 available in the North Dodge Street / ACT Circle - Signalization, Account #3982.

Staff Recommendation: Approval

Attachments: [Resolution](#)  
[Consultant Agreement](#)

## **Executive Summary:**

This agenda item approves the consultant agreement with Foth Infrastructure and Environment LLC of Cedar Rapids, Iowa for the N Dodge Street and ACT Circle Intersection Improvements Project.

## **Background / Analysis:**

To accommodate the increase in traffic from the proposed redevelopment of the former ACT campus, N Dodge Street will be widened, public utilities will be relocated, and a traffic signal will be installed. The intersection is currently only stop controlled for ACT Circle. Additionally, access to the former ACT campus will be expanded via a fourth leg at the N Dodge Street and ACT Circle intersection and a right-in/right-out drive on N Dodge Street.

Resolution No. \_\_\_\_\_

Resolution approving, authorizing and directing the Mayor to execute and the City Clerk to attest an Agreement by and between the City of Iowa City and Foth Infrastructure and Environment LLC to provide engineering consultant services for the N Dodge Street and ACT Circle Intersection Improvements Project

Whereas, the City of Iowa City desires to obtain the services of a qualified consulting firm to provide preliminary design, final design, bidding, and construction services for the N Dodge Street and ACT Circle Intersection Improvements Project, hereinafter referred to as the Project; and

Whereas, the Project involves widening of N Dodge Street, relocation of public utilities, and traffic signal installation; and

Whereas, the City of Iowa City desires the services of a consulting firm to prepare preliminary and final design for construction of the N Dodge Street and ACT Circle Intersection Improvements; and

Whereas, the City issued a Request for Qualifications, On-Call Professional Design and Engineering Services (2023-2025), October 12, 2022, to private consulting firms interested in providing design and engineering services related to public improvement projects in the City of Iowa City; and

Whereas, submittals were received from consulting firms and evaluated by a selection committee; and

Whereas Consultant was selected based on qualifications, key personnel, project approach, fees and rates; and

Whereas, funds are available in the North Dodge Street / ACT Circle – Signalization Project Account #S3982; and

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The Consultant Agreement attached hereto is in the public interest, and is approved as to form and content.
2. The Mayor and City Clerk are hereby authorized and directed to execute the attached Consultant Agreement.
3. The City Manager is authorized to execute amendments to the Consultant Agreement as they may become necessary.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved by

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney's Office

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ the Resolution be adopted, and upon roll call there were:

Ayes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nays:

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Absent:

\_\_\_\_\_ Alter  
\_\_\_\_\_ Bergus  
\_\_\_\_\_ Harmsen  
\_\_\_\_\_ Moe  
\_\_\_\_\_ Salih  
\_\_\_\_\_ Teague  
\_\_\_\_\_ Weilein

## Consultant Agreement

This Agreement, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between the City of Iowa City, a municipal corporation, hereinafter referred to as the City, and Foth Infrastructure and Environment, LLC, of Cedar Rapids, IA, hereinafter referred to as the Consultant.

Whereas, improvements to the North Dodge Street and ACT Circle intersection are needed to support future traffic generated by the redevelopment of the former ACT campus, and;

Whereas, the City desires to obtain the services of a qualified consulting firm to provide preliminary design, final design, bidding and construction services for the North Dodge Street and ACT Circle Intersection Improvements Project, and;

Whereas, the functional design establishing design parameters, reviewed options for intersection improvements and estimated project costs were previously prepared by the Consultant;

Whereas, the functional design will act as a baseline for the project as it progresses through preliminary and final design;

Whereas, the City issued a Request for Qualifications, On-Call Professional Design and Engineering Services (2023-2025), to private consulting firms interested in providing design and engineering services related to public improvement projects in the City of Iowa City, and;

Whereas, submittals were received from consulting firms and evaluated by a selection committee, and;

Whereas, Consultant was selected based on qualifications, key personnel, project approach, and fees and rates, and;

Whereas, funds are available in the North Dodge Street / ACT Circle - Signalization Project, Account S3982.

Now, therefore, it is agreed by and between the parties hereto that the City does now contract with the Consultant to provide services as set forth herein.

### I. Scope of Services

Consultant agrees to perform the following services for the City, and to do so in a timely and satisfactory manner.

Services provided under this agreement shall be further described in **Attachment 1**, attached and incorporated herein.

### II. Time of Completion

The Consultant shall complete the following phases of the Project in accordance with the schedule shown.

The schedule of the work to be performed shall conform to the Schedule as set forth in **Attachment 2**, attached and incorporated therein. Any deviations from the Schedule shall be approved by the City in writing.

### III. Compensation for Services

In consideration of the services, work, equipment, supplies, or materials provided herein, the City agrees to pay the Consultant the following not-to-exceed fee (Unit Cost/Time Charges), including any authorized reimbursable expenses, pursuant to the hourly rate sheet included in **Attachment 3** and incorporated herein.

<b>Phase</b>	<b>Hours</b>	<b>Total</b>
Project Management	92	\$ 17,604
Project Coordination	114	\$ 22,344
Design Surveys	68	\$ 10,342
Legal Surveys	34	\$ 5,379
Preliminary Design (60% Plan Submittal)	498	\$ 88,020
Check Design (90% Plan Submittal)	342	\$ 59,886
Final Design (100% Plan Submittal)	142	\$ 24,372
Project Bidding	48	\$ 9,000
Construction Services	62	\$ 19,296
<b>Total NOT-TO-EXCEED FEE</b>		<b>\$ 256,243</b>

**IV. General Terms**

- A. The Consultant will not unlawfully discriminate in its hiring or discharge of any individual, or in its terms and conditions of employment. Consultant agrees to prohibit such unlawful discrimination in any subcontract.
- B. Should the City terminate this Agreement, the Consultant shall be paid for all work and services performed up to the time of termination. However, such sums shall not be greater than the "not-to-exceed" amount listed in Section III. The City may terminate this Agreement upon seven (7) calendar days' written notice to the Consultant.
- C. This Agreement shall be binding upon the successors and assigns of the parties hereto, provided that no assignment shall be without the written consent of all Parties to said Agreement.
- D. It is understood and agreed that the retention of the Consultant by the City for the purpose of the Project shall be as an independent contractor and shall be exclusive, but the Consultant shall have the right to employ such assistance as may be required for the performance of the Project.
- E. It is agreed by the City that all records and files pertaining to information needed by the Consultant for the project shall be available by said City upon reasonable request to the Consultant. The City agrees to furnish all reasonable assistance in the use of these records and files.
- F. It is further agreed that no Party to this Agreement shall perform contrary to any state, federal, or local law or any of the ordinances of the City of Iowa City, Iowa.
- G. At the request of the City, the Consultant shall attend meetings of the City Council relative to the work and services set forth in this Agreement. Any requests made by the City shall be given with reasonable notice to the Consultant to assure attendance.
- H. The Consultant agrees to furnish, upon termination of this Agreement and upon demand by the City, copies of all basic notes and sketches, charts, computations, and any other data prepared or obtained by the Consultant pursuant to this Agreement without cost, and without restrictions or limitation as to the use relative to specific projects covered under this Agreement. In such event, the Consultant shall not be liable for the City's use of such documents on other projects.
- I. The Consultant agrees to furnish all reports, specifications, and drawings with the seal of a licensed professional as required by Iowa law.
- J. The City agrees to tender the Consultant all fees in a timely manner, excepting, however, that failure of the Consultant to satisfactorily perform in accordance with this Agreement shall

constitute grounds for the City to withhold payment of the amount sufficient to properly complete the Project in accordance with this Agreement.

- K. Should any section of this Agreement be found invalid, it is agreed that the remaining portion shall be deemed severable from the invalid portion and continue in full force and effect.
- L. Original contract drawings shall become the property of the City. The Consultant shall be allowed to keep reproducible copies for the Consultant's own filing use.
- M. Fees paid for securing approval of authorities having jurisdiction over the Project will be paid by the City.
- N. Upon signing this Agreement, Consultant acknowledges that Section 362.5 of the Iowa Code prohibits a City officer or employee from having an interest in a contract with the City, and certifies that no employee or officer of the City, which includes members of the City Council and City boards and commissions, has an interest, either direct or indirect, in this Agreement, that does not fall within the exceptions to said statutory provision enumerated in Section 362.5.
- O. Indemnification
  - 1. To the full extent permitted by law, Consultant agrees to defend, indemnify, and hold harmless the City against any and all claims, demands, suits, loss, expenses, including attorney's fees, and for any damages which may be asserted, claimed or recovered against or from the City by reason of personal injury, including bodily injury or death, and property damages, including loss of use thereof, caused by Consultant's negligent acts, errors or omissions in performing the work and/or services provided by Consultant to the City pursuant to the provisions of this Agreement.
  - 2. Consultant assumes full responsibility for any and all damage or injuries which may result to any person or property by reason of Consultant's negligent acts, errors or omissions in connection with the work and/or services provided by Consultant to the City pursuant to this Agreement, and agrees to pay the City for all damages caused to the City's premises resulting from the negligent acts, errors or omissions of Consultant.
  - 3. The Consultant's obligation to indemnify the City shall not include the obligation to indemnify, hold harmless, or defend the City against liability, claims, damages, losses, or expenses, including attorney fees, to the extent caused by or resulting from the negligent act, error, or omission of the City.
  - 4. For purposes of this paragraph, the term "Consultant" means and includes the Consultant, its officers, agents, employees, sub-consultants, and others for whom Consultant is legally liable, and the term "City" means and includes the City of Iowa City, Iowa its Mayor, City Council members, employees, and volunteers.
- P. Insurance
  - 1. The Consultant agrees at all times material to this Agreement to have and maintain professional liability insurance covering the Consultant's liability for the Consultant's negligent acts, errors and omissions in the sum of \$1,000,000 Per Claim, \$1,000,000 Annual Aggregate, or a \$1,000,000 Combined Single Limit. To the fullest extent permitted by applicable state law, a Waiver of Subrogation Clause (endorsement) shall be added.

2. Consultant agrees to provide the City a certificate of insurance evidencing that all coverages, limits and endorsements required herein are maintained and in full force and effect, and certificates of Insurance shall provide a minimum thirty (30) day endeavor to notify, when available by Consultant's insurer. If the Consultant receives a non-renewal or cancellation notice from an insurance carrier affording coverage required herein, or receives notice that coverage no longer complies with the insurance requirements herein, Consultant agrees to notify the City within five (5) business days with a copy of the non-renewal or cancellation notice.

Q. Standard of Care

1. The Consultant shall perform services for, and furnish deliverables to, the City pertaining to the Project as set forth in this Agreement. The Consultant shall possess a degree of learning, care and skill ordinarily possessed by reputable professionals, practicing in this area under similar circumstances. The Consultant shall use reasonable diligence and professional judgment in the exercise of skill and application of learning.
2. Consultant represents that the Services and all its components shall be free of defects caused by negligence; shall be performed in a manner consistent with the standard of care of other professional service providers in a similar Industry and application; shall conform to the requirements of this Agreement; and shall be sufficient and suitable for the purposes expressed in this Agreement.
3. All provisions of this Agreement shall be reconciled in accordance with the generally accepted standards of the Engineering Profession.
4. Consultant's obligations under this Section shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either of City or Consultant.

R. There are no other considerations or monies contingent upon or resulting from the execution of this Agreement, it is the entire Agreement, and no other monies or considerations have been solicited.

S. This Agreement shall be interpreted and enforced in accordance with the laws of the State of Iowa. Any legal proceeding instituted with respect to this Agreement shall be brought in a court of competent jurisdiction in Johnson County, Iowa. The parties hereto hereby submit to personal jurisdiction therein and irrevocably waive any objection as to venue therein, including any argument that such proceeding has been brought in an inconvenient forum.

For the City

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_

For the Consultant

By: Avon Morija

Title: Senior Client Team Leader

Date: 2/11/26

Approved by:

[Signature]

City Attorney's Office

2/11/26

Date

# ATTACHMENT 1

## SCOPE OF SERVICES

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The work to be performed by the Consultant under this Agreement shall encompass and include detailed work, services, materials, equipment, and supplies necessary to complete the following Scope of Services for the Project. The Consultant shall complete the scope of services in accordance with generally accepted standards of practice and shall include all work necessary to complete the tasks outlined in this Agreement.

The Project consists of the preliminary and final design of intersection improvements at North Dodge Street and ACT Circle as needed to support future traffic generated by the redevelopment of the former ACT campus. The Project includes asymmetrical widening of North Dodge Street to incorporate dual left turn lanes and a right turn lane on North Dodge Street to enter the former ACT campus at ACT Circle. The Project also includes a new ACT Circle Approach (through the end of the returns), a right-in/right-out access between ACT Circle and I-80 eastbound ramps and a new traffic signal at the North Dodge Street and ACT Circle intersection.

### **I. BASIC SERVICES OF THE CONSULTANT**

The Consultant shall communicate on a regular basis with the City to clarify and define the City's requirements for the Project and review available data. The City agrees to furnish all available information to the Consultant with respect to the City's requirements, including any special or extraordinary considerations for the Project or special services needed, and to make available pertinent existing data. The Consultant shall provide the following basic services regarding the Project:

#### **A. Project Management**

##### General Project Management

The project manager will be responsible for the development and tracking of the project plan for project development. This includes existing data collection, task identification, staff scheduling and coordination, project communications, monthly progress reporting, and invoicing.

#### **B. Project Coordination**

##### Design Development Coordination

The Consultant will schedule and conduct meetings with the City to maintain communications, review progress, discuss specific elements of the project design, and receive direction from the City. Meetings will serve to establish schedules, develop project goals, establish initial design parameters, promote a dialogue between the various entities, improve the decision-making process, and expedite design development. Prepare meeting minutes and keep documentation of other communications.

##### Design Milestone Coordination

The Consultant will schedule and conduct meetings with the City to review plan comments at Preliminary (60%) and Check (90%) Plan design. Prepare meeting minutes and keep documentation of other communications. For budget purposes, the Consultant will attend two (2) virtual design milestone meetings that will be attended by two (2) staff members of the Consultant.

The Consultant will schedule and conduct onsite field review meetings with the City at Preliminary (60%) and Check (90%) Plan design. Prepare meeting minutes and keep documentation of other communications in addition to the City's plan review comments. For budget purposes, the Consultant will attend two (2) virtual design milestone meetings that will be attended by one (1) staff member of the Consultant.

##### Iowa DOT Coordination

The Consultant will schedule and conduct meetings with Iowa DOT District 6 staff on proposed intersection improvements and right-in right-out between ACT Circle and the I-80 eastbound ramps. The scope includes two (2) meetings with DOT staff. For budget purposes, the Consultant will

attend two (2) virtual meetings with DOT staff that will be attended by two (2) staff members of the Consultant.

#### Utility Coordination Meeting

The Consultant will schedule and conduct group and individual meetings with all private utility companies to advise on the nature and extent of the improvements and discuss potential conflicts with existing private utility systems. All private utility companies located within the project site will be invited. For budget purposes, the Consultant will attend two (2) group virtual meetings with private utility companies that will be attended by two (2) staff members of the Consultant. The Consultant will also attend eight (8) individual virtual meetings with private utility companies that will be attended by two (2) staff members of the Consultant.

#### Public Information Meetings

Schedule, advertise, and conduct one public information meeting. This meeting will be held in an open-house format, with a short presentation on the project and time for questions and input. The scope includes two (2) attendees from the Consultant for the meeting.

The purpose of the meeting will be to provide a brief overview of the improvements to the adjacent property owners and stakeholders, discuss the plan for improvements, discuss scheduling, and gather information on concerns, specific issues, and priorities of the adjacent property owners and other affected parties.

The Consultant will work with the City to reserve the meeting facility and issue public notifications.

#### Developer Coordination

The Consultant will schedule and conduct meetings with the Developer of the former ACT campus and their engineer to address conflicts and coordinate the design of the new ACT Circle approach. It is anticipated that there will be two (2) meetings with representatives of the Developer during the Preliminary (60%) and Check (90%) Plan design. For budget purposes, the Consultant will attend two (2) virtual meetings with the Developer that will be attended by two (2) staff members of the Consultant.

### **C. Design Surveys**

The Consultant shall perform field and office tasks required to collect existing topographic and utility information deemed necessary to complete the Project. The specific survey tasks to be performed include the following:

#### Topographic Survey

The Consultant shall perform supplemental topographic surveys required for the development of the Project. Supplemental survey is anticipated at the intersection of North Dodge Street and Scott Boulevard incorporate water main design. Supplemental is also necessary to incorporate the right-in right-out entrance between ACT Circle and the I-80 eastbound ramps. Horizontal and vertical accuracies shall be adequate to produce a map that is compatible with the topographic data for incorporation into the digital terrain model.

- **Mobile LiDAR**  
Utilizing the Riegl VMX-2HA system, mounted on a standard pickup truck, the Consultant will make multiple passes along the corridor in each direction acquiring LiDAR data and digital imagery within the limits described below. A rolling traffic block shall be implemented during data collection, this approach will help limit “traffic noise” in the scan data, which will block the scanners line-of-sight of the full roadway prism and potentially critical design features. The speed of the mobile LiDAR vehicle, and rolling traffic break, is typically just below the posted speed limit, resulting in minimal disruption to normal traffic flow. The consultant will coordinate rolling traffic blocks with the City.
- **Traditional Field Survey**  
This task includes field survey to supplement the Mobile LiDAR Survey as necessary for the project design. The task will include surveying features not included in the Photogrammetric/LiDAR Survey Task. Horizontal and vertical accuracies shall be

adequate to produce a map that is compatible with the photogrammetric data for incorporation in the digital terrain model, as necessary.

#### Project Base Map

Incorporate topographic field survey information into an electronic base map to be used for the design of the project. Incorporate property lines, right-of-way lines, easement lines, and property ownership for parcels located within the project limits into the base map based on GIS information. The base mapping will identify the boundaries of appropriate parcels within the survey limits.

#### Right-of-Way Survey

The right-of-way surveys will be in-depth legal surveys from which right-of-way and easement exhibits can be developed. This task includes a thorough search of City, County and State records to review all surveys of record pertaining to the survey corridor, including County Auditor's subdivisions plats, original government surveys, early surveys made by County Surveyors, all irregular land survey and road establishment records.

This task also includes obtaining sufficient field data to locate or establish property lines affected by the project to enable the preparation of the improvement plans. This includes locating section corners, property pins, and visible lines of occupation such as fences, field divisions or any other lines, indicating possession. A diligent effort will be made to recover existing land corner monuments necessary to describe the right-of-way along the project corridor.

The task includes incorporation of property lines, right-of-way lines, and ownership of properties affected by the project into the base mapping for the project. The base mapping will identify the owners and approximate boundaries of all appropriate parcels within the survey limits.

### **D. Legal Surveys**

#### Preparation of Legal Descriptions and Temporary Easement Exhibits

The Consultant will prepare legal descriptions and parcel exhibits for right-of-way and easements to be acquired for the project. For estimating purposes, the following numbers of acquisition plats are assumed for this agreement:

- Temporary Construction Easement = 3

Individual plats and legal descriptions will be prepared for each parcel with temporary acquisitions. The legal descriptions shall be metes & bounds descriptions for temporary construction acquisitions. The plats and legal descriptions shall comply with requirements of the Iowa Code and shall be prepared by or under the direct supervision of a duly licensed land surveyor under the laws of the State of Iowa. The plats shall also be completed in accordance with the City of Iowa City requirements. For permanent acquisitions and easements, the Consultant will stake the acquisition area at the request of the City in support of the City's right-of-way negotiation process. The Consultant will reset property pins disturbed during the course of construction.

#### Individual Color Parcel Impact Exhibits

The Consultant will prepare individual property acquisitions exhibits (8.5-in by 11-in) for each parcel which will consist of aerial imagery and show the roadway design elements, driveway access, site modifications, existing right-of-way lines, temporary easement needs, and private property impacts (tree removals, landscaping adjustments, fencing, etc.). The exhibits will be labeled with key parcel information and reference individual easement square footage areas. The exhibits will be used for initial right-of-way discussions and verification in advance of the preparation of final acquisition plats.

- Parcel Impact Exhibits = 3

### **E. Preliminary Design (60% Plan Submittal)**

Based upon approval of the functional design, the Consultant will move forward and produce drawings with greater detail. The preliminary design phase produces a set of drawings and specifications that include information needed for the contractor to bid and construct the project.

#### Storm Sewer Modification Design

Storm sewer modifications will be required to accommodate asymmetrical widening along North Dodge Street. The Consultant will model the existing storm sewer system along North Dodge Street from Scott Boulevard to the I-80 eastbound entrance ramps. Inventory existing hydrologic and hydraulic conditions and analyze the impacts of proposed improvements on the existing system. Once the impacts have been quantified, develop storm sewer layout based on applicable standards. Hydrologic and hydraulic modeling will only be performed to the outlet into the existing culvert pipe. The Iowa City Wastewater Division will televise the existing sanitary sewer and provide it to the Consultant for review.

#### Sanitary Sewer Modification Design

Sanitary sewer modifications will be required to accommodate asymmetrical widening along North Dodge Street. The Consultant will develop a layout for modifications to the existing system along North Dodge Street from Scott Boulevard to ACT Circle. In order to maintain traffic along North Dodge Street, bypass pumping will be required. The Consultant shall identify and quantify requirements for bypass pumping. The Iowa City Wastewater Division will televise the existing sanitary sewer and provide it to the Consultant for review.

#### Water Main Modification Design

Water main modifications will be required to accommodate asymmetrical widening along North Dodge Street. The Iowa City Water Division would like to bore the new water main to reduce impacts to adjacent parcels. The Consultant will develop a layout for modifications to the existing system along North Dodge Street from Scott Boulevard to Act Circle.

#### Construction Staging

The Consultant shall prepare a staging plan showing the major phases of work required to complete construction. The staging design shall take into consideration access to adjacent properties within project limits. The construction staging plan will also take into consideration all elements of construction including roadway, storm sewer, sanitary sewer, and water main improvements, as well as access and private utility relocations. With refinement and acceptance by the City, the concepts developed in preliminary plans will serve as the basis for preparing the final traffic control plan in final design.

#### Temporary Traffic Signal

As a contingency to avoid project delays associated with the long lead times for the permanent traffic signal poles, the Consultant shall evaluate the need for, design, and incorporate a temporary traffic signal to maintain safe and efficient traffic operations during construction. Services include preparation of signal plans, timing and phasing design, coordination with the governing agency for approvals and permitting, and providing any required specifications or support documentation. The Consultant will also assist the Client and Contractor during installation and activation of the temporary signal as needed to ensure proper field implementation.

#### Lighting

Lighting analysis will be performed at the intersection of N Dodge Street and ACT Circle to evaluate impacts to the existing roadway lighting from new lights being installed on the proposed signal poles. Light pole relocations will be identified in the plans and the Consultant will develop plans for modifications to electrical circuitry, installation of new light poles, and formulation of bid items.

#### Utility Research and Utility Conflict Identification

The Consultant will follow the Iowa DOT utility accommodation and coordination process to determine utility coordination efforts and potential impacts. The Consultant will identify utility conflicts based upon the preliminary design layout and develop a tabulation with plan sheet exhibits for purposes working through conflict resolution. This task includes storm sewer, water main, sanitary sewer and including but not limited to all private utilities including gas, electric and communications.

#### Construction Drawings

The Consultant will develop a set of 11 x 17 construction drawings and specifications which will serve as the Contract Documents. Upon completion of the preliminary plans, the design plans will

be approximately 60 percent complete. These documents will include:

- Title and Utility Conflict Sheets Plan Sheets (A Sheets)
- Typical Cross Sections and Details Plan Sheets (B Sheets)
- Estimated Quantities Plan Sheets (C Sheets)
- Mainline Plan and Profile Plan Sheets (D Sheets)
- Sideroad Plan and Profile Plan Sheets (E Sheets)
- Survey Reference Plan Sheets (G Sheets)
- Right-of-Way Plan Sheets (H Sheets)
- Traffic Control and Staging Plan Sheets (J Sheets)
- Geometric, Staking and Jointing Plan Sheets (L Sheets)
- Storm Sewer Plan and Profile Plan Sheets (M Sheets)
- Sanitary Sewer Plan Sheets (MSA Sheets)
- Water Main Plan Sheets (MWM Sheets)
- Traffic Signal Plan Sheets (N Sheets)
- Lighting Layout Plan Sheets (P Sheets)
- Pavement Markings and Signing Plan Sheets (PM Sheets)
- Removal Plan Sheets (R Sheets)
- Sidewalk Plan Sheets (S Sheets)
- Earthwork Plan Sheets (T Sheets)
- Retaining Wall Plan Sheets (V Sheets)
- Cross Section Plan Sheets (W and X Sheets)

#### Budget Review

The Consultant will prepare a preliminary opinion of probable construction cost for the project and compare the cost to the City's current project budget. The Consultant will, if necessary, make recommendations pertaining to modifications to the project scope in order to address budgetary concerns. Cost estimates will be developed as part of the 60% plan submittal and based on representative major project elements and recent bid information.

#### Quality Control

Each project is assigned a technical coordinator who will complete a full deliverable review, documented by the Consultant's Project Quality Management Plan document, which tracks all deliverables reviews and quality control schedule. The 60% design review includes a focused review of accuracy, technical components, completeness, constructability, safety, and design quality. Includes increased review of client-specific requirements, areas of risk, and non-standard design elements. Upon completion of the technical coordinator review, the project will then go through an independent full deliverable review by the client team leader, also documented in the Project Quality Management Plan document. The design team is responsible for making specific recommendations and ensuring that critical issues are discussed and resolved prior to submittal of the 60% plan set.

#### Preliminary Plan Package Submittal

Preliminary Design (60% Plans) and Opinion of Probable Construction Cost Submittal and City Review. Consultant shall submit drawings to the Iowa DOT and City for formal review at 60% completion. An opinion of probable construction cost shall be prepared for this submission.

- Deliverable: 60% plan set, opinion of probable construction cost, and memo/documentation summarizing responses to Iowa DOT and City comments.

#### **F. Check Design (90% Plan Submittal)**

Based upon approved preliminary design, public informational meeting, individual property/business owner meetings and field review, the Consultant will subsequently proceed with final design, contract drawings, specifications and opinion of probable construction costs for the award of a single Contract for the construction of the improvements.

#### Construction Drawings

Develop a set of 11 x 17 construction drawings and specifications which will serve as the Contract

Documents. Upon completion of the check plans, the design plans will be approximately 90 percent complete. These documents will include:

- Title and Utility Conflict Sheets Plan Sheets (A Sheets)
- Typical Cross Sections and Details Plan Sheets (B Sheets)
- Estimated Quantities and General Information Plan Sheets (C Sheets)
- Mainline Plan and Profile Plan Sheets (D Sheets)
- Sideroad Plan and Profile Plan Sheets (E Sheets)
- Survey Reference Plan Sheets (G Sheets)
- Right-of-Way Plan Sheets (H Sheets)
- Traffic Control and Staging Plan Sheets (J Sheets)
- Geometric, Staking and Jointing Plan Sheets (L Sheets)
- Storm Sewer Plan and Profile Plan Sheets (M Sheets)
- Sanitary Sewer Plan Sheets (MSA Sheets)
- Water Main Plan Sheets (MWM Sheets)
- Traffic Signal Plan Sheets (N Sheets)
- Lighting Layout Plan Sheets (P Sheets)
- Pavement Markings and Signing Plan Sheets (PM Sheets)
- Removal Plan Sheets (R Sheets)
- Sidewalk Plan Sheets (S Sheets)
- Earthwork Plan Sheets (T Sheets)
- Retaining Wall Plan Sheets (V Sheets)
- Cross Section Plan Sheets (W and X Sheets)

#### Special Provisions Development

The Consultant will prepare special provisions for the project and submit with 90% Plans.

#### Quality Control

Each project is assigned a technical coordinator who will complete a full deliverable review, documented by the Consultant's Project Quality Management Plan document, which tracks all deliverables reviews and quality control schedule. The plans should be in a relatively complete state. All major design decisions should be made, applicable requirements shall be known and incorporated, and plans should reflect a logical and thorough plan for executing the project's intent. All major elements of design should be present, majority of details, notes, specifications, and directions should be included, cross-referenced, and complete. The technical coordinator will treat the 90% review as a complete set of plans, so that comments made at the 90% level can be incorporated into the final deliverable. Upon completion of the technical coordinator review, the project will then go through an independent full deliverable review by the client team leader, also documented in the Project Quality Management Plan document. The design team is responsible for making specific recommendations and ensuring that critical issues are discussed and resolved prior to submittal of the 90% plan set.

#### Check Plan Package Submittal

Check Plan Design (90% Plans) and Opinion of Probable Construction Cost Submittal and City Review. Consultant shall submit drawings to the Iowa DOT and City for formal review at 90% completion. An opinion of probable construction cost shall be prepared for this submission.

- Deliverable: 90% plan set, special provisions, draft version of project manual, opinion of probable construction cost, and memo/documentation summarizing responses to Iowa DOT and City comments

#### **G. Final Design (100% Plan Submittal)**

Based upon approved check plan design, the Consultant will subsequently proceed with final design drawings, specifications, opinion of probable construction costs and permitting for the award of a single Contract for the construction of the improvements.

#### Construction Drawings

Consultant will develop 90% design documents into an updated set of 11 x 17 construction

drawings and specifications. Upon completion of the final plans, the design plans will be 100 percent complete. These documents will include:

- Title and Utility Conflict Sheets Plan Sheets (A Sheets)
- Typical Cross Sections and Details Plan Sheets (B Sheets)
- Estimated Quantities and General Information Plan Sheets (C Sheets)
- Mainline Plan and Profile Plan Sheets (D Sheets)
- Sideroad Plan and Profile Plan Sheets (E Sheets)
- Survey Reference Plan Sheets (G Sheets)
- Right-of-Way Plan Sheets (H Sheets)
- Traffic Control and Staging Plan Sheets (J Sheets)
- Geometric, Staking and Jointing Plan Sheets (L Sheets)
- Storm Sewer Plan and Profile Plan Sheets (M Sheets)
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- Lighting Layout Plan Sheets (P Sheets)
- Pavement Markings and Signing Plan Sheets (PM Sheets)
- Removal Plan Sheets (R Sheets)
- Sidewalk Plan Sheets (S Sheets)
- Earthwork Plan Sheets (T Sheets)
- Retaining Wall Plan Sheets (V Sheets)
- Cross Section Plan Sheets (W and X Sheets)

#### Project Permitting

The Consultant will prepare applications for permits from governmental authorities that have jurisdiction to approve the design of the project and participate in consultations with such authorities, as necessary. The Consultant will prepare the following documents for the project:

- IDOT Work In ROW Permit
- IDOT Signal Permit
- IDNR Water Supply Section, Construction Permit Application
- IDNR Wastewater Disposal System, Construction Permit Application
- IDNR NPDES Stormwater Discharge Permit
- Notice of Publication
- Pollution Prevention Plan

Any fees for construction permits, licenses or other costs associated with permits and approvals will be paid by City. The Consultant will prepare the permit applications and other documentation and send to City to be submitted with payment.

#### Final Plan Package Submittal

Final Plan Design (100% Plans) and Opinion of Probable Construction Cost Submittal to include drawings, specifications, quantities, and opinion of probable construction cost and will be sent to City.

- Deliverable: 100% plan set, special provisions, final project manual, opinion of probable construction cost, and permits

### **H. Project Bidding**

The project will be let through the City. The work tasks to be performed or coordinated by the Consultant will include the following:

#### Pre-Bid Meeting

The Consultant will be available to attend a pre-bid meeting, prepare an agenda, facilitate the meeting, answer questions and conduct a site walkthrough. For budget purposes, the Consultant will attend one (1) in person meeting with prospective contractors that will be attended by two (2)

staff members of the Consultant.

Plan Clarification, Addenda and Correspondence

The Consultant will be available to answer questions from contractors prior to the letting and will issue addenda as appropriate to interpret, clarify or expand the bidding documents.

**I. Construction Services**

During the construction phase, the Consultant will perform the following services:

Pre-Construction Meeting

The Consultant will be available to attend a pre-construction meeting to answer any questions. For budget purposes, the Consultant will attend one (1) in person meeting with the City and contractor that will be attended by one (1) staff members of the Consultant.

Shop Drawing and Submittal Review

The Consultant will be available to review the Contractor's shop drawings and other required submittals for compliance with the Contract Documents.

Design Interpretation Questions and Construction Correspondence

The Consultant will be available to answer design interpretation questions from the City, contractor, inspector, utilities, property owners and review agencies.

Final Walkthrough

The Consultant will attend a final walkthrough at completion of the project to assist in identifying punchlist items, complete a formal punchlist, and send to the contractor. For budget purposes, the Consultant will attend one (1) in person meeting with the City and contractor that will be attended by one (1) staff member of the Consultant.

Plans of Record

The Consultant will complete record drawings for City even if City performs inspection on the project. Record drawings will consist of PDF and CAD electronic deliverables as outlined in the City's Supplemental Specifications.

**J. Additional Services**

Additional Services are **not** included in this Agreement. If authorized under a Supplemental Agreement the Consultant shall furnish or obtain from others the following services:

- Construction Period Services (administration, observation, testing, and staking)
- Wetland Mitigation and Permitting Services
- Threatened and Endangered Species Investigations
- Phase I or Phase II Archaeological Investigations
- Real Estate Services
- Permanent Acquisition Plats
- Geotechnical Services
- Subsurface Utility Investigations
- Soil Borings, Pavement Cores, and Potholing Locations

**K. City's Responsibilities**

The City shall provide the following:

- Provide ACT Drive Storm Sewer information from developer
- Provide existing utility plans and information
- Provide televising of storm and sanitary sewer

## ATTACHMENT 2

### SCHEDULE

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The Consultant shall complete the following phases of the Project in accordance with the schedule shown; assuming notice to proceed is issued by the City on or before February 17, 2026. If notice to proceed is given at a later date, time of completion shall be extended accordingly.

Project Management	February 18, 2026 – November 20, 2026
Project Coordination	February 18, 2026 – April 13, 2026
Design Surveys and Mapping	February 18, 2026 – April 13, 2026
Preliminary Plan Submittal	February 18, 2026 – March 9, 2026
City Review and IDOT	March 9, 2026 – March 16, 2026
Right-of-Way Acquisitions	March 23, 2026 – August 10, 2026
Public Information Meeting #1	March 31, 2026
Check Plan Submittal	March 16, 2026 – April 13, 2026
City Review and IDOT	April 13, 2026 – April 20, 2026
Final Bid Documents to City	May 15, 2026
Set Public Hearing	May 19, 2026
Public Hearing	June 2, 2026
Pre-bid Meeting	June 16, 2026
Project Letting	July 1, 2026
Award Project	July 14, 2026
Construction Early Start	August 3, 2026
Construction Late Start	August 10, 2026
Construction Completion	March 29, 2027

## ATTACHMENT 3 SCHEDULE OF FEES

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### FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC 2026 HOURLY RATE SCHEDULE

<b><u>CLASSIFICATION</u></b>	<b><u>HOURLY RATE</u></b>
Engineer	\$123 - \$298
Technician	\$92 - \$225
Scientist	\$123 - \$298
Land Surveyor	\$153 - \$253
Planner	\$123 - \$298
Construction Manager	\$153 - \$253
Project Administration	\$65 - \$125

#### **REIMBURSABLE EXPENSES**

1. All equipment, field service vehicles, materials and supplies used in the performance of work on this project will be billed at cost.
2. Personal vehicle mileage will be reimbursed per the Internal Revenue Service standard mileage reimbursement rate.
3. Charges for outside services such as soils and materials testing, fiscal, legal and all other direct expenses will be invoiced at cost plus 10%.

#### **ADJUSTMENTS TO FEE SCHEDULE**

1. Fee schedule effective January 1, 2026. Rates subject to change annually on January 1.



# CITY OF IOWA CITY COUNCIL ACTION REPORT

February 17, 2026

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction Project.

Prepared By: Alin Dumachi - Senior Engineer  
 Reviewed By: Jason Havel - City Engineer  
 Ron Knoche - Public Works Director  
 Geoff Fruin - City Manager  
 Alex Bright - Asst. City Attorney

Fiscal Impact: \$3,055,000.00 available in the Collector Well No. 1 Reconstruction Project account #W3322.

Staff Recommendation: Approval

Attachments: [Resolution](#)

**Executive Summary:**

This agenda item awards the construction contract for the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction Project. Two (2) bids were received prior to the February 10, 2026 bid date:

Bidder Name	City	Bid
Tricon General Construction	Cedar Rapids	\$3,055,000.00
Wendler, Inc	Cedar Rapids	\$3,282,000.00
Engineer's Estimate		\$3,480,000.00

Tricon General Construction, Inc. of Cedar Rapids, Iowa submitted the lowest responsive, responsible bid of \$3,055,000.00. Staff recommends awarding the contract for the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction Project to Tricon General Construction, Inc.

**Background / Analysis:**

Collector Well No.1 has experienced a decline in capacity, and the City would like to perform modifications to the well following the recommendations of the Source Water and Treatment Technology Study. The Project includes the installation of two new laterals, rehabilitation of two existing laterals, rerouting of the lime lagoon effluent discharge to the collector well caisson, replacement of pumping and electrical equipment, and upgrades to the well house roof to allow for appropriate future maintenance.

Project Timeline:

Construction – March 2026 to August 2027

Resolution No. \_\_\_\_\_

**Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction Project**

Whereas, Tricon General Construction, Inc. of Cedar Rapids, Iowa, has submitted the lowest responsible bid of \$3,055,000.00 for construction of the above-named project; and

Whereas, funds for this project are available in the Collector Well No. 1 Reconstruction Project account #W3322.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The contract for the construction of the above-named project is hereby awarded to Tricon General Construction, Inc. subject to the condition that awardee secure adequate performance and payment bond, insurance certificates, and contract compliance program statements.
2. The Mayor is hereby authorized to sign and the City Clerk to attest the contract for construction of the above-named project, subject to the condition that awardee secure adequate performance and payment bond, insurance certificates, and contract compliance program statements.
3. The City Engineer and City Manager are authorized to execute change orders according to the City's Purchasing Policy as they may become necessary in the construction of the above-named project.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

Approved by

Attest : \_\_\_\_\_

City Clerk

\_\_\_\_\_  
City Attorney's Office

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ the Resolution be adopted, and upon roll call there were:

Ayes:

Nays:

Absent:

_____	_____	_____ Alter
_____	_____	_____ Bergus
_____	_____	_____ Harmsen
_____	_____	_____ Moe
_____	_____	_____ Salih
_____	_____	_____ Teague
_____	_____	_____ Weilein



# CITY OF IOWA CITY COUNCIL ACTION REPORT

February 17, 2026

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the 2026 Parking Garages Maintenance and Repair Project.

Prepared By: Joe Welter - Senior Engineer  
 Reviewed By: Jason Havel - City Engineer  
 Darian Nagle Gamm - Transportation Services Director  
 Ron Knoche - Public Works Director  
 Geoff Fruin - City Manager  
 Liz Craig - Asst. City Attorney

Fiscal Impact: \$855,541.10 available in the Parking Facility Restoration Repair project fund T3004.

Staff Recommendation: Approval

Attachments: [Resolution](#)

**Executive Summary:**

This agenda item awards the 2026 Parking Garages Maintenance and Repair Project. Seven (7) bids were submitted prior to the January 29, 2026 deadline:

Bidder Name	City	Bid Amount
Browning Chapman, LLC	Westfield, Indiana	\$855,541.10
Bi-State Masonry, Inc.	East Moline, Illinois	\$890,822.00
Fisher Building Services, Inc.	Council Bluffs, Iowa	\$920,499.50
Keeley Restoration Services, LLC	St. Louis, Missouri	\$926,752.88
McGill Restoration Services, LLC	Omaha, Nebraska	\$1,071,916.30
Concrete Strategies, LLC	St. Louis, Missouri	\$1,446,324.25
Restoration Systems, LLC	Chaska, Minnesota	\$1,597,245.00
Engineer's Estimate		\$1,250,000.00

Browning Chapman, LLC of Westfield, Indiana submitted the lowest responsive, responsible bid of \$855,541.10. Staff recommends awarding the contract for the 2026 Parking Garages Maintenance and Repair Project to Browning Chapman, LLC.

**Background / Analysis:**

This is an annual project that addresses maintenance, rehabilitation, and repairs on the City's

parking garage structures. This year's project focuses on maintenance and repairs at the Chauncey Swan, Court Street Transportation Center, and Dubuque Street Ramps, including: anchor bolt replacement, barrier cable repair, concrete crack repairs, concrete grinding, epoxy filler, horizontal spall repairs, new membrane installation, painting, pavement markings, penetrating sealer installation, recoating existing membrane, removal of barrier cable, removal of old membrane, removal of steel guardrail, sealant replacement, and vertical/overhead spall repairs.

Resolution No. \_\_\_\_\_

**Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the 2026 Parking Garages Maintenance and Repair Project**

Whereas, Browning Chapman, LLC of Westfield, Indiana has submitted the lowest responsive, responsible bid of \$855,541.10 for construction of the above-named project; and

Whereas, funds for this project are available in the Parking Facility Restoration Repair account # T3004.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The contract for the construction of the above-named project is hereby awarded to Browning Chapman, LLC, subject to the condition that awardee secure adequate performance and payment bond, insurance certificates, and contract compliance program statements.
2. The Mayor is hereby authorized to sign and the City Clerk to attest the contract for construction of the above-named project, subject to the condition that awardee secure adequate performance and payment bond, insurance certificates, and contract compliance program statements.
3. The City Engineer and City Manager are authorized to execute change orders according to the City's Purchasing Policy as they may become necessary in the construction of the above-named project.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved by

Attest : \_\_\_\_\_

City Clerk

\_\_\_\_\_  
City Attorney's Office

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ the Resolution be adopted, and upon roll call there were:

Ayes:

Nays:

Absent:

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# CITY OF IOWA CITY COUNCIL ACTION REPORT

February 17, 2026

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## Resolution Authorizing the Procurement of Eleven (11) Heavy-Duty Diesel Buses.

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Prepared By: Darian Nagle-Gamm, Director of Transportation Services  
Reviewed By: Geoff Fruin, City Manager  
Eric R. Goers, City Attorney  
Fiscal Impact: The City expects to expend approximately \$11,246,000, with 85% or approximately \$9,560,000 reimbursed by the FTA and State of Iowa, reducing the City's share to approximately \$1,687,000. Funds for this purchase are available in the Bus Replacement Reserves account 71810280-474250.  
Staff Recommendation: Approval  
Commission Recommendations: N/A  
Attachments: [Resolution](#)

### **Executive Summary:**

In 2025, the City of Iowa City received a \$7 million Federal Transit Administration (FTA) grant award to support the replacement of eight (8) heavy-duty buses that have exceeded their useful life. Additionally, the State of Iowa recently awarded the City \$2.6 million to replace three (3) heavy-duty, low-floor diesel buses from Gillig through a State of Washington Cooperative Agreement. These purchases are fully compliant with FTA and local procurement standards. The new vehicles will replace aging fleet units, reinforcing Iowa City's commitment to a robust public transit system that provides safe, affordable, reliable, accessible, and sustainable transportation services to the community.

### **Background / Analysis:**

The City of Iowa City seeks approval to purchase eleven (11) heavy-duty diesel buses from Gillig through a State of Washington Cooperative Agreement. Leveraging the State of Washington Cooperative Agreement enables the City to secure competitive pricing and streamline the procurement process, ensuring responsible stewardship of public funds.

Iowa City Transit currently operates a fleet of 23 low-floor diesel buses, many of which have exceeded their useful life benchmarks. As these vehicles age, they require increasingly frequent and costly maintenance to remain in service. These repair needs not only strain the City's operating budget but also increase the risk of unexpected service interruptions, negatively impacting riders who rely on transit for work, school, medical appointments, and daily activities.

Prepared by: Darian Nagle-Gamm, Director of Transportation Services, Transportation Services, 319-356-5156

Resolution No. \_\_\_\_\_

## Resolution Authorizing the Procurement of Eleven (11) Heavy Duty Diesel Buses

Whereas the City of Iowa City is an authorized user of a State of Washington Cooperative agreement between the State of Washington and Gillig for the purchase of Heavy Duty Buses; and

Whereas cooperative purchasing is permitted under the City of Iowa City Purchasing Policy Manual; and

Whereas the City's purchasing policy requires City Council to approve purchases of goods exceeding \$200,000.00; and

Whereas the City expects to expend approximately \$11,246,000 on the procurement of eleven (11) Heavy Duty Diesel Buses; and

Whereas the City received federal and state funds for the procurement of eleven (11) diesel buses and funds for this purchase are available in the budget under 71810280-474250; and

Whereas approval of this procurement is in the public interest.

Now, therefore, be it resolved, by the City Council of the City of Iowa City, Iowa, that:

1. The proposed procurement as described above is approved.
2. The City Manager is authorized to sign the agreement with the vendor and take all steps necessary to effectuate any reasonable and appropriate amendments or renewals of said agreement.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Mayor

Approved by

Attest: \_\_\_\_\_

City Clerk

\_\_\_\_\_

City Attorney's Office

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ the Resolution

be adopted, and upon roll call there were:

Ayes:

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Nays:

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Absent:

\_\_\_\_\_ Alter  
\_\_\_\_\_ Bergus  
\_\_\_\_\_ Harmsen  
\_\_\_\_\_ Moe  
\_\_\_\_\_ Salih  
\_\_\_\_\_ Teague  
\_\_\_\_\_ Weilein



# CITY OF IOWA CITY COUNCIL ACTION REPORT

February 17, 2026

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## Resolution Authorizing the Procurement of Eight (8) Light-Duty Paratransit Buses.

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Prepared By: Darian Nagle-Gamm, Director of Transportation Services

Reviewed By: Geoff Fruin, City Manager  
Jennifer Schwickerath, Assistant City Attorney

Fiscal Impact: The City expects to expend approximately \$1,587,000 with 85% reimbursed by the Federal Transit Administration. The local share is approximately \$238,000. Funds for this purchase are available in the Bus Replacement Reserves account 71810280-474250.

Staff Recommendation: Approval

Commission Recommendations: N/A

Attachments: [Resolution](#)

### Executive Summary:

In 2025, the City of Iowa City received a \$1,350,000 million Federal Transit Administration (FTA) grant to support the replacement of eight (8) light-duty paratransit vehicles that have exceeded their useful life. The Transportation Services Department now requests approval to purchase eight (8) Glaval Universal light-duty paratransit buses from North Central International, LLC, doing business as Høglund Bus Company, through the Iowa Department of Transportation contract PTS2021LDB. The City is an authorized user of this state contract, which enables expedited procurement and cost efficiencies. These buses will fulfill the City's obligations under the 28E agreement with Johnson County. The total estimated cost is \$1,587,000, with funds available in account 71810280-474250. The City anticipates an 85% federal reimbursement of approximately \$1,350,000, reducing the City's share to approximately \$238,000.

### Background / Analysis:

The City maintains a 28E Agreement with Johnson County SEATS to provide paratransit services that mirror Iowa City transit's fixed-route transit system as required by the Americans with Disabilities Act (ADA.) Under the agreement, the County operates the service while the City furnishes the paratransit fleet. Currently, the fleet consists of 14 light-duty paratransit buses. Ten of these buses are approaching the end of their useful lives.

Staff recommends the purchase of eight new light-duty paratransit buses through the IDOT cooperative contract. Utilizing this contract ensures competitive pricing, reduces administrative burden, and allows for timely procurement.

Prepared by: Darian Nagle-Gamm, Director of Transportation Services, Transportation Services, 319-356-5156

Resolution No. \_\_\_\_\_

## Resolution Authorizing the Procurement of Eight (8) Light-Duty Paratransit Buses

Whereas, the City of Iowa City is an authorized user of a Cooperative Agreement, PTS2021LDB, between the Iowa Department of Transportation and North Central International, LLC d.b.a. Hogle Bus Company for ADA Accessible Van/Light Duty/Medium Duty Vehicles for Public Transit; and

Whereas, the City of Iowa City's Transportation Services department seeks to procure eight (8) light duty paratransit vehicles through this contract to meet its obligations under the 28E agreement for Paratransit Services with Johnson County; and

Whereas, cooperative purchasing is permitted under the City of Iowa City Purchasing Policy Manual; and

Whereas, the City's purchasing policy requires City Council to approve purchases of goods exceeding \$200,000.00; and

Whereas, the City expects to expend approximately \$1,587,000 on this procurement; and

Whereas, funds for this purchase are available in the budget under 71810280-474250; and

Whereas, approval of this procurement is in the public interest.

Now, therefore, be it resolved, by the City Council of the City of Iowa City, Iowa, that:

1. The proposed procurement as described above is approved.
2. The City Manager is authorized to sign the agreement with the vendor and take all steps necessary to effectuate any reasonable and appropriate amendments of said agreement.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Mayor

Approved by

Attest: \_\_\_\_\_

City Clerk

\_\_\_\_\_

City Attorney's Office

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ the Resolution  
be adopted, and upon roll call there were:

Ayes:

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Nays:

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Absent:

\_\_\_\_\_ Alter  
\_\_\_\_\_ Bergus  
\_\_\_\_\_ Harmsen  
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# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Motion setting a public hearing for March 10, 2026, on an ordinance amending Title 14, Zoning, related to the City's Floodplain Management Standards to address comments from the Federal Emergency Management Agency in order to maintain the community's continued participation and eligibility in the National Flood Insurance Program (REZ25-0013).

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Prepared By: Madison Conley - Associate Planner  
Reviewed By: Alexandra Bright - Asst. City Attorney  
Attachments: [Draft Ordinance](#)  
[REZ25-0013 - Final Memo - Floodplain](#)  
[PZ 2.4.26 Draft minutes](#)

Ordinance No. \_\_\_\_\_

Ordinance amending Title 14, Zoning, related to the City's Floodplain Management Standards to address comments from the Federal Emergency Management Agency in order to maintain the community's continued participation and eligibility in the National Flood Insurance Program (REZ25-0013).

Whereas, on October 21, 2025, the City Council adopted Ordinance No. 25-4969 which amended the City's floodplain management standards and adopted the Flood Insurance Rate Maps (FIRM) and the Flood Insurance Study (FIS) submitted to the City by the Federal Emergency Management Agency (FEMA) on June 26, 2025; and

Whereas, the ordinance (Ord. 25-4969) was submitted to the Iowa Department of Natural Resources (DNR) and the FEMA for review and approval; and

Whereas, FEMA approved the ordinance (Ord. 25-4969) with a request to revise the ordinance to add an additional elevation standard for new and substantially improved structures and to revise the substantial damage definition to match the Iowa DNR's and FEMA's; and

Whereas, the proposed ordinance incorporates FEMA's requested revisions; and

Whereas, the proposed amendment will ensure the City's continued participation in the NFIP and support sound floodplain management practices across the community; and

Whereas, the Iowa City Comprehensive Plan includes a land use goal that encourages compact, efficient development through a City strategy that guides development away from sensitive environmental areas, such as floodplains and flood hazard areas; and

Whereas, the Iowa City Comprehensive Plan includes an environmental goal that works to protect and enhance our watersheds, floodplains, wetlands, and greenways; and

Whereas, the Planning and Zoning Commission reviewed the zoning code amendments set forth below at the February 4, 2026 meeting and recommended approval by a vote of 7-0.

Now, therefore, be it ordained by the City Council of the City of Iowa City, Iowa:

Section I. Amendments. The Code of Ordinances of the City of Iowa City, Iowa is hereby amended as follows:

**A. Amend 14-5J-7: General Floodplain Management Standards, by adding the following underlined text:**

G. All New And Substantially Improved Structures:

1. Fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and

exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer to meet or exceed the following minimum approval criteria:

a. There must be a minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The openings shall not be located on the same wall.

b. The openings shall be located on exterior walls such that the 1% flood elevation, or shallow flood elevation, is above the bottom of the opening, and in all cases the bottom of all openings shall be no higher than one foot (1') above grade.

c. Openings shall permit the automatic entry and exit of floodwaters.

2. New and substantially improved structures must be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

3. New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case of non-residential structures, optionally floodproofed) to a minimum of one foot (1') above the flood hazard elevation.

4. New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed) to a minimum of one foot (1') above the flood hazard elevation or designed to be watertight and withstand inundation to such a level.

**B. Amend 14-9F-1: Definitions, by adding the following underlined text and deleting the following text with a strikethrough:**

SUBSTANTIAL IMPROVEMENT: Any improvement to a structure that satisfies either of the following criteria:

A. Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the ~~assessed or~~ market value ~~as established by an appraisal paid for at the owner's expense, whichever is greater,~~ of the structure either before the "start of construction" of the improvement ~~or repair is started~~, or, if the structure has been "substantially damaged" and is being restored, before the damage occurred. ~~For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.~~ The term does not, however, include any project for improvement of a structure to ~~comply correct with~~ existing violations of state or local health, sanitary, or safety code specifications which have been ~~identified by the local code enforcement official and which are the minimum are solely~~ necessary to assure safe living conditions ~~for the existing use~~. The term also does not include any alteration of an "historic structure", provided the alteration will not preclude the structure's designation as an "historic structure" ~~and provided a Variance is granted by the Board of Adjustment.~~

B. Any addition which increases the original floor area of a building by twenty five percent (25%) or more. All additions constructed after May 2, 1977, shall be added to any proposed addition in determining whether the total increase in original floor space would exceed twenty five percent (25%).

Section II. Repealer. All ordinances and parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

Section III. Severability. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof no adjudged invalid or unconstitutional.

Section IV. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

Approved by

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney's Office



# CITY OF IOWA CITY

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# MEMORANDUM

Date: February 4, 2026

To: Planning & Zoning Commission

From: Madison Conley, Associate Planner, Neighborhood & Development Services

Re: Zoning Code Amendment (REZ25-0013) related to 14-5J Floodplain Management

## **Introduction**

On October 21, 2025 City Council adopted an amendment to the City's floodplain management standards (Ord. 25-4969). Subsequent to that adoption, staff shared the final amendments with the Iowa Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA) which requested the following changes:

1. The first revision incorporates a standard into the ordinance that is required for any community participating in the National Flood Insurance Program (NFIP): all plumbing and utility equipment associated with new construction or substantial improvements must be elevated or floodproofed to a minimum of one foot (1') above the flood hazard elevation. This provision reflects FEMA's minimum requirements and ensures that the City's ordinance remains aligned with federal expectations.
2. The second revision updates the definition of substantial improvement to clarify that the community-determined market value of the structure will be used in making such determinations. This updated language also recognizes that property owners have the opportunity to provide additional documentation during the appeals process.

The purpose of the proposed amendments is to address FEMA's comments on the ordinance adopted in October 2025.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP. Although FEMA has already approved Iowa City's ordinance, these revisions are critical to maintaining the City's NFIP participation and to continue to support sound floodplain management practices across the community.

## **Proposed Amendments**

Table 1 summarizes Iowa City's current standards and proposed amendments. The proposed amendments reflect the requested revisions of FEMA.

Table 1: Summary of Current and Proposed Amendments to Iowa City's Floodplain Management Standards

Category	Current Standards	Proposed Amendments
General Floodplain Management	No standard in the code.	Include the standard that any plumbing, gas meters, and other utilities need to be elevated or floodproofed one foot (1') above the flood hazard elevation if they are new or substantially improved structures.
Substantial Improvement Definition	<p>Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50% of the assessed or market value as established by an appraisal paid for at the owner's expense, whichever is greater, of the structure.</p> <p>Or, any addition which increases the original floor area of a building by 25% or more.</p>	Align the definition with the exact language utilized by FEMA and Iowa DNR. Mainly, this focuses on clarifying Iowa City's definition to state that no longer will the assessed value be an option in making a substantial damage determination, but only the community determined market value. Additional language in the previous definition has been removed to match what is reflected in FEMA and the Iowa DNR definition.

### **Analysis**

Iowa City faces unique and distinctive flood hazard risks. In adopting the proposed amendments, the City can continue to uphold the NFIP minimum requirements for compliance, and as a result, remain well-equipped in response to the dynamic flood hazard risks the community faces. The proposed amendments contribute to this effort.

The first revision incorporates a required NFIP standard stating that all plumbing and utility equipment associated with new construction or substantial improvements must be elevated or floodproofed. This provision is required in all participating communities and ensures that Iowa City's ordinance aligns with FEMA's minimum standards.

The second revision updates the City's definition of substantial improvement to clarify that the structure's market value, as determined by the community, is the basis for making such determinations. Previously, the definition made it seem like the assessed value or market value, whichever was greater, could be utilized. FEMA's definition clarifies that the market value is the only valuation that will be used when determining if a structure is considered a substantial improvement or not. The updated definition also clarifies that property owners may submit additional documentation during the appeals process. The updated language reflects existing practice and is consistent with FEMA guidance as well as the model ordinance adopted by the Iowa DNR.

Additionally, the state requires that Iowa City include the provision that an addition or improvement which increases the original floor area of a building by 25% or more will be considered a substantial improvement and this will remain unchanged.

These amendments further strengthen the City's floodplain management regulations while maintaining consistency with state and federal expectations.

### **Next Steps**

Pending a Planning and Zoning Commission recommendation, the City Council must hold a public hearing to consider the proposed text amendments.

### **Staff Recommendation**

Staff recommends that Title 14 Zoning be amended, as illustrated in Attachment 2, to update requirements related to floodplain management standards in response to comments received from FEMA on the City's ordinance which are necessary to ensure Iowa City residents and businesses remain eligible to obtain flood insurance and participate in the NFIP.

### **Attachments**

1. Memo to the Planning & Zoning Commission 9/3/25
2. Draft Zoning Code Floodplain Management Standards Text Amendments 2/4/26

Approved by: \_\_\_\_\_



Danielle Sitzman, AICP, Development Services Coordinator  
Department of Neighborhood and Development Services

*Memo to the Planning & Zoning Commission 2/4/26*

## **ATTACHMENT 1**

**Memo to the Planning & Zoning Commission 9/3/25**



# CITY OF IOWA CITY MEMORANDUM

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Date: September 3, 2025  
To: Planning & Zoning Commission  
From: Madison Conley, Associate Planner, Neighborhood & Development Services  
Re: Zoning Code Amendment (REZ25-0013) related to 14-5J Floodplain Management

## **Introduction**

The Iowa City Zoning Code (Title 14) is subject to alteration and clarification as situations and circumstances change throughout the city. The proposed ordinance (Attachment 1) is an amendment to the City's Floodplain Management Standards, which were last revised in 2010. (Ord. No 10-44-14)

The purpose of the proposed amendments is twofold:

1. To adopt the effective Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study (FIS) submitted to the City by FEMA on June 26, 2025.
2. To align and update the City's current regulations with updated NFIP standards and ensure continued program compliance.

For Iowa City residents and businesses to have continued eligibility to obtain insurance and participate in the National Flood Insurance Program (NFIP), FEMA requires communities to have conforming regulations in place six months following the submittal date of the updated materials (December 26, 2025).

Additionally, the City received a formal notice from FEMA (Attachment 2) that Iowa City is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 Code of Federal Regulations (CFR) Part 60.3 (d) of the NFIP regulations by the effective date of the FIRM. Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP. These updates are critical to maintaining the City's NFIP participation and to supporting sound floodplain management practices across the community.

## **Background**

The City of Iowa City officially joined the NFIP on May 2, 1977, when its first FIRM became effective. The NFIP, administered by FEMA provides federally backed flood insurance to homeowners, renters, and business owners in participating communities.

To maintain eligibility in the program, communities must adopt and enforce minimum floodplain management regulations established by FEMA through the NFIP. These standards are designed to reduce future flood damage and are codified in Title 44, Chapter 1, Subchapter B,

Part 60.3 of the CFR. While the NFIP sets minimum regulatory requirements, it also encourages participating states and communities to adopt higher standards where appropriate, to better protect people and property from local flood hazards.

In addition to participating in the NFIP, the City also takes part in the voluntary Community Rating System (CRS) Program. This program recognizes communities that go above and beyond the NFIP's minimum standards by offering flood insurance premium discounts to residents and businesses. Iowa City's participation in CRS demonstrates its continued commitment to flood risk reduction and community resilience.

The City of Iowa City currently exceeds several core NFIP regulatory requirements through the implementation of enhanced local standards, which provide additional protection for people, property, and infrastructure in flood-prone areas. The higher standards Iowa City has already adopted and enacted as a delegated community include the following:

1. Elevation and Freeboard

FEMA requires residential structures in Special Flood Hazard Areas (SFHAs) to be elevated to the Base Flood Elevation (BFE). Iowa City requires all new or substantially improved residential structures to be elevated at least one foot above the 0.2% annual chance flood event, adding an extra buffer of protection.

2. Regulation of the 0.2% Annual Chance Flood Event (500-Year)

While FEMA does not mandate regulation of the 0.2% annual chance flood event, Iowa City regulates development within this area. This approach mitigates risks from less frequent but potentially damaging flood events.

3. Substantial Damage / Improvement Criteria

Structures that are substantially damaged or improved, meaning the cost of repair or improvement equals or exceeds 50% of the structure's market value, must meet current floodplain development standards. Iowa City meets the minimum threshold requirement but regulates to a higher standard by including a criteria that states any addition which increases the original floor area of a building by twenty five percent (25%) or more will require compliance.

4. Protection of Critical Facilities

Iowa City has enforced that Class 1 Critical Facilities, such as police and fire stations, emergency medical centers, communication centers, hospitals, jails, nursing homes, and other residential uses for persons with limited mobility and/or dependency upon life sustaining medical equipment may not be located within a flood hazard area and must remain accessible during the 0.2% annual chance flood event.

5. Stricter Design Requirements for Enclosures

Enclosed areas below the lowest floor of structures in the floodplain must meet strict FEMA-compliant venting requirements. These prevent hydrostatic pressure from damaging buildings and reduce the risk of structural failure during flooding.

6. Dry-Floodproofing

The City requires a dry-floodproofing certificate and floodproofing plan of action for non-residential structures to ensure compliance.

These higher standards reflect Iowa City’s commitment to long-term flood resilience, public safety, and eligibility for discounted flood insurance under the CRS Program for its community members.

**Proposed Amendments**

Table 1 summarizes Iowa City’s current standards and proposed amendments. The proposed amendments enhance the current regulations and therefore allow the City to recover faster from a flood event, reduce overall flood risk, and remain eligible for federally supported assistance.

Table 1: Summary of Current and Proposed Amendments to Iowa City’s Floodplain Management Standards

<b>Category</b>	<b>Current Standards</b>	<b>Proposed Amendments</b>
Definitions	Existing definitions are based on 2010 ordinance language.	Align definitions with updated FEMA and Iowa Department of Natural Resources (IA DNR) terminology. Add or clarify terms.
Development in the Floodplain	General definition of “development” with limited examples.	Clarify that development includes grading, fill, utility work, etc. Refine permit requirements for substantial improvement or damage.
Accessory Structures	No clear standards for detached structures in floodplains.	Include criteria for allowing accessory structures (e.g., detached garages, sheds, etc.) in flood hazard areas, specifically when elevation of floodproofing is required.
Enforcement & Violations	Code includes general enforcement language that lacks details aligned with FEMA.	Improve clarity around how violations are defined, enforced, and resolved per FEMA and local expectations.
Floodway & Encroachment	Limited specificity about “no-rise” requirements.	Codify that no development is allowed in floodways without a certified no-rise analysis and certificate by a licensed engineer.
Elevation Standards	Lowest floor of residential structures must be elevated 1 foot (1 ft) above the 0.2% annual chance flood event (already exceed’s FEMA’s minimum requirement).	Reaffirm this standard. Clarify how venting, anchoring, and construction standards apply to all new or substantially improved structures.

Permit Process	Permit process exists but lacks specificity on required documentation.	Formalize pre- and post-construction documentation (e.g., elevation certificates, cost estimates). Clarify steps for compliance.
Variance Criteria	Existing section references general zoning variance language.	Adds detailed variance criteria specific to floodplain standards and includes where to find variance information in the code.

**Analysis**

By exceeding the NFIP minimum criteria, Iowa City also qualifies for participation in the CRS program, overseen by FEMA. This program rewards communities that surpass the compliance requirements by providing a flood insurance discount to community members. CRS classes, administered by FEMA, rank communities based on flood risk reduction activities, from Class 1 (highest points, 45% discount) to Class 10 (no points, no discount). The classes are determined by a points-based system for activities like public outreach and floodplain management, encouraging communities to go beyond minimum NFIP requirements. The City of Iowa City currently holds a Class 6 rating within this program, resulting in a 20% discount on flood insurance premiums for properties located throughout the City, whether they are in a mapped flood zone or not.

The discount reflects the City’s proactive measures in floodplain management, and its commitment to keeping residents and properties within the flood hazard areas safe. In order to maintain the CRS classification and receive the benefits of a participating community, the City must continue to enforce and uphold more stringent floodplain management standards.

Iowa City faces unique and distinctive flood hazard risks. In adopting the proposed amendments, the City can continue to exceed the NFIP minimum requirements for compliance, and as a result, remain well-equipped in response to the dynamic flood hazard risks the community faces. The proposed amendments contribute to this effort.

**Next Steps**

Pending a Planning and Zoning Commission recommendation, the City Council must hold a public hearing to consider the proposed text amendments.

**Staff Recommendation**

Staff recommends that Title 14 Zoning be amended, as illustrated in Attachment 1, to update requirements related to floodplain management standards for Iowa City residents and businesses to have continued eligibility to obtain insurance and participate in the National Flood Insurance Program.

**Attachments**

1. Draft Zoning Code Floodplain Management Standards Text Amendments

2. FEMA Formal Letter to the City of Iowa City

Approved by:   
\_\_\_\_\_  
Danielle Sitzman, AICP, Development Services Coordinator  
Department of Neighborhood and Development Services

# **ATTACHMENT 1**

**Draft Zoning Code Floodplain Management  
Standards Text Amendments**

## 14-8B-5: FLOODPLAIN DEVELOPMENT PERMIT:

A. Permit Required: A floodplain development permit issued by the building official shall be secured prior to initiation of any development on a tract of land within a flood hazard area.

B. Submittal Requirements: The building official may require the following information:

1. Description of the work to be covered by the permit.

2. Description of the land on which the proposed work is to be done (i.e., lot, block, tract, street address or similar description) that will readily identify and locate the work to be done.

3. Location and dimensions of all structures.

34. Indication of the use or occupancy for which the proposed work is intended.

45. Elevation of the ~~flood hazard event base flood and 0.2% annual chance flood event.~~ Where flood elevation data is not provided in the flood insurance study, the applicant shall contact the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources to obtain such data.

56. Elevation (in relation to ~~national geodetic vertical datum North American Vertical Datum 1988~~) of the lowest floor, including basement, of ~~buildings structures~~ or of the level to which a building is to be floodproofed.

67. For ~~buildings structures~~ being improved or rebuilt, the estimated cost of improvements and market value of the ~~building structure~~ prior to the improvements.

78. Such other information as the ~~administrator building official~~ deems reasonably necessary for the purpose of determining compliance with the requirements of ~~e~~Chapter 5, ~~a~~Article J, "Floodplain Management Standards", of this title.

C. Approval Procedure: The building official shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of ~~e~~Chapter 5, ~~a~~Article J, "Floodplain Management Standards", of this title, and shall approve or disapprove, in writing, the application. For disapprovals, the applicant will be informed, in writing, of the specific reasons why the application was disapproved. The building official shall not issue permits for variances, except as approved by the ~~b~~Board of ~~a~~Adjustment according to the approval criteria for such variances set forth in ~~e~~Chapter 5, ~~a~~Article J of this title. (~~Ord. 10-4414, 11-16-2010~~)

## ARTICLE J. FLOODPLAIN MANAGEMENT STANDARDS

### SECTION:

14-5J-1: Purpose

14-5J-2: Applicability And Interpretation

14-5J-3: Legal Authority And Findings Of Fact

14-5J-4: Compliance With Provisions; Nonconforming Situations

14-5J-5: Enforcement

14-5J-6: Floodplain Development Permit

14-5J-7: General Floodplain Management Standards

14-5J-8: Special Floodway Provisions

14-5J-9: Variances

14-5J-10: Amendments

14-5J-11: Warning And Disclaimer Of Liability

14-5J-1: PURPOSE:

The purpose of this ~~a~~Article is to protect and preserve the rights and privileges and property of Iowa City and its residents and to protect, preserve and improve the peace, safety, health, welfare, comfort and convenience of its residents by minimizing flood losses. The provisions of this ~~a~~Article are designed to:

- A. Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.
- B. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood or that cause excessive increases in flood heights or velocities.
- C. Require that uses vulnerable to floods, including public utilities that serve such uses, be protected against flood damage.
- D. Assure that eligibility is maintained for property owners to purchase flood insurance through the national flood insurance program. (~~Ord. 10-4414, 11-16-2010~~)

14-5J-2: APPLICABILITY AND INTERPRETATION:

A. Application Of Provisions: ~~The regulations within this article apply to all lands identified in the "Johnson County, Iowa, and incorporated areas flood insurance rate map", dated February 16, 2007. The "Johnson County, Iowa and incorporated areas flood insurance study", as amended, is hereby adopted by reference and is made a part of this article for the purpose of administering floodplain management regulations. The provisions of this Ordinance shall apply to all lands and development which have significant flood hazards. The Flood Insurance Rate Map (FIRM) for Johnson County and Incorporated Areas, City of Iowa City, Panels 19103C0185F, 19103C0187F, 19103C0189F, 19103C0190F, 19103C0191F, 19103C0192F, 19103C0193F, 19103C0194F, 19103C0205F, 19103C0211F, 19103C0213F, 19103C0215F, 19103C0310F, and 19103C0330F, dated December 26, 2025, which were prepared as part of the Johnson County Flood Insurance Study, shall be used to identify such flood hazard areas and all areas shown thereon to be within the boundaries of the base flood shall be considered as having significant flood hazards. The Flood Insurance Study for Johnson County is hereby adopted by reference and is made a part of this Ordinance for the purpose of administering floodplain management regulations.~~

B. Rules for Interpretation of Flood Hazard Boundaries: The boundaries of the flood hazard areas shall be determined by scaling distances on the official Flood Insurance Rate Map. Where uncertainty exists with respect to the precise location of the base flood elevation at the particular site in question and when an interpretation is needed as to the exact location of a boundary, the

building official shall make the necessary interpretation. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the building official in the enforcement or administration of this Article.

~~BC.~~ Minimum Requirements: The provisions of this ~~a~~Article are considered minimum requirements and will be liberally construed in favor of the ~~governing body City of Iowa City~~ and will not be deemed a limitation or repeal of any other powers granted by ~~the s~~State ~~statutes~~.

~~CD.~~ Abrogation And Greater Restrictions: It is not intended by this ~~a~~Article to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this ~~a~~Article imposes greater restrictions, the provisions of this ~~a~~Article shall prevail. Where more specific provisions herein conflict with other provisions of this title, this ~~a~~Article shall prevail. (~~Ord. 10-4414, 11-16-2010~~)

E. Severability: If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

#### 14-5J-3: LEGAL AUTHORITY AND FINDINGS OF FACT:

A. Legal Authority: Chapter 455B and 414, ~~e~~Code of Iowa, as amended, gives cities authority to adopt regulations governing development and redevelopment within flood hazard areas, including designation of flood hazard maps.

#### B. Legislative Findings:

1. The flood hazard areas of Iowa City are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base, all of which adversely affect the peace, safety, health, welfare, comfort and convenience of its residents.

2. These flood losses, hazards, and related adverse effects are caused by the occupancy of flood hazard areas by uses vulnerable to flood damages. Such uses create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding and the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.

3. This ~~a~~Article relies upon engineering methodology for analyzing flood hazards, which is consistent with the standards established by the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources or its assignee. (~~Ord. 10-4414, 11-16-2010~~)

#### 14-5J-4: COMPLIANCE WITH PROVISIONS; NONCONFORMING SITUATIONS:

A. Except as provided in subsection B of this section, no structure or land shall hereafter be used and no structure shall be located, enlarged, converted or structurally altered without full compliance with the terms of this ~~a~~Article.

B. If a structure that is not in compliance with the provisions of this ~~a~~Article lawfully existed prior to May 2, 1977, and has existed continuously without abandonment since that time, then improvements may be made to the structure, notwithstanding the provisions of this ~~a~~Article, provided such improvements do not constitute a substantial improvement as defined in ~~e~~Chapter 9, ~~a~~Article F, "Floodplain Management Definitions", of this title. However, structures, uses, or development that are nonconforming with regard to other provisions of this title must

comply with the applicable regulations contained in ~~e~~Chapter 4, ~~a~~Article E, "Nonconforming Situations", of this title. (~~Ord. 10-4414, 11-16-2010~~)

14-5J-5: ENFORCEMENT:

A. Enforcement Official Designated: The building official shall administer and enforce the provisions of this ~~a~~Article.

B. Duties And Responsibilities: Duties and responsibilities of the building official include, but are not necessarily limited to the following:

1. Review all floodplain development permit applications to assure that the provisions of this Article will be satisfied.

2. Review floodplain development applications to assure that all necessary permits have been obtained from federal, state and local government agencies including approval when required from the Iowa Department of Natural Resources for floodplain construction.

3. Record and maintain a record of the elevation (in relation to ~~national geodetic vertical datum~~ North American Vertical Datum 1988) of the lowest floor, including basement, of all new or substantially improved ~~buildings structures~~ or the elevation to which new or substantially improved structures have been floodproofed.

4. Notify adjacent communities or counties and the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources, or its assignee, prior to any proposed alteration or relocation of a watercourse, ~~and submit evidence of such notifications to the Federal Emergency Management Agency.~~

5. Keep a record of all permits, appeals, variances and other such transactions and correspondence pertaining to the administration of this ~~a~~Article. (~~Ord. 10-4414, 11-16-2010~~)

6. Submit to the Federal Insurance Administrator an annual report concerning the Iowa City's participation in the National Flood Insurance Program, utilizing the annual report form supplied by the Federal Insurance Administrator.

7. Notify the Federal Insurance Administrator of any annexations or modifications to the Iowa City's boundaries.

8. Maintain the accuracy of the Iowa City's Flood Insurance Rate Maps when:

a. Development placed within the floodway results in any of the following:

(1) An increase in the base flood elevations, or

(2) Alteration to the floodway boundary.

b. Development placed in Zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base flood elevation; or

c. Development relocates or alters the channel.

d. Within 6 months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

9. Perform site inspections to ensure compliance with the standards of this Article.

10. Forward all requests for variances and appeals to the Board of Adjustment for consideration. Ensure all requests include the information ordinarily submitted with applications as well as any additional information deemed necessary to the Board of Adjustment.

#### 14-5J-6: FLOODPLAIN DEVELOPMENT PERMIT:

A. Permit Required: A floodplain development permit, issued by the building official, must be obtained prior to initiation of any development on a parcel of land within a flood hazard area according to the applicable review and approval procedures contained in ~~Chapter 8, Article B~~, "Administrative Approval Procedures", of this title. Issuance of a floodplain development permit does not relieve the property owner from complying with federal, state, or other agency regulations, including approval when required from the Iowa ~~Department of Natural Resources~~.

B. Compliance: Floodplain development permits based on approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications. Prior to use or occupancy of any structure, the applicant will be required to submit certification by a professional engineer or land surveyor, registered in the state, that the finished fill, ~~building structure~~ floor elevations, floodproofing or other flood protection measures were accomplished in compliance with the provisions of this ~~Article~~. Any use, arrangement or construction not in compliance with the uses authorized will be deemed a violation of this ~~Article~~. (~~Ord. 10-4414, 11-16-2010~~)

C. Penalties for Violation: Violation of any provision of this Chapter will be enforced as a municipal infraction pursuant to 1-4-2.

#### 14-5J-7: GENERAL FLOODPLAIN MANAGEMENT STANDARDS:

~~All properties subject to the regulations of this article must comply with the following applicable performance standards: All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards and where the base flood elevations have not been provided in the flood insurance study, the Iowa Department of Natural Resources shall be contacted to determine:~~

~~A. Whether the land involved is either wholly or partly within the floodway or floodway fringe; and~~

~~B. The base flood and 0.2% annual chance flood elevation. Until a regulatory floodway is designated, no development may increase the base flood elevation more than one (1') foot. The applicant will be responsible for providing the Iowa Department of Natural Resources with sufficient technical information to make such determination.~~

~~AC. General Construction Requirements: All ~~structures-development~~ shall be:~~

- ~~1. Adequately Designed and adequately anchored to prevent flotation, collapse or lateral movement of the structure; and~~
- ~~2. Constructed with materials and utility equipment resistant to flood damage; and~~
- ~~3. Constructed by methods and practices that minimize flood damage.~~

~~BD. Class 1 Critical Facilities:~~

- ~~1. Class 1 critical facilities may not be located within a flood hazard area.~~

2. Class 1 critical facilities must be located with a means of vehicular access that will remain passable during occurrence of the 0.2% flood event.

**CE.** Residential Buildings:

1. All new or substantially improved residential structures must have the lowest floor ~~of the original structure and any lateral addition, including basement,~~ elevated a minimum of one foot (1') above the flood hazard elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot (1') above the flood hazard elevation and extend at such elevation at least eighteen feet (18') beyond the limits of any structure erected thereon.

2. Where existing topography, street grades, or other factors preclude elevating by fill, alternate methods of elevating, such as piers, may be allowed, subject to approval by the building official. In such a case, a licensed professional shall certify that the methods used will be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

3. All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the building official determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

**DE.** Nonresidential and Mixed Use Buildings:

1. All new or substantially improved nonresidential ~~buildings structures~~ must have the lowest floor ~~of the original structure and any lateral addition, including basement,~~ elevated a minimum of one foot (1') above the flood hazard elevation or, together with attendant utility and sanitary systems, be floodproofed to such a level.

2. All new and substantially improved mixed-use structures must be designed with all residential uses, including dwelling units, located a minimum of one foot (1') above the flood hazard elevation. Commercial use areas must meet the requirements for non-residential structures in paragraph 14-5J-7D-1. Lobbies that provide access to both residential and commercial portions may be floodproofed in accordance with paragraph 14-5J-7D-3, provided that there is at least one separate access to residential areas of the structure. When separate access to residential areas is located less than one foot (1') above the flood hazard elevation and is enclosed by walls, the walls must comply with the requirements for openings in 14-5J-7E-1.

~~23. When floodproofing is utilized, a professional engineer registered in the state shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the flood hazard, and that the structure below the flood hazard elevation is watertight with walls substantially impermeable to the passage of water. Such certification must also indicate the specific elevation, in relation to national geodetic vertical datum, to which any structures are floodproofed. A record of this certification will be retained in the office of the building official. must submit a Non-Residential Floodproofing Certificate, a Flood Emergency Operation Plan, and an Inspection and Maintenance Plan to be retained in the office of the building official.~~

a. The Non-Residential Floodproofing Certificate shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and

uplift forces and other factors associated with the flood hazard, and that the structure below the flood hazard elevation is watertight with walls substantially impermeable to the passage of water. Such certification must also indicate the specific elevation, in relation to North American Vertical Datum 1988, to which any structures are floodproofed.

b. Components of the Flood Emergency Operating Plan (FEOP) will include procedural details when the floodproofing requires human intervention such as the installation of flood gates or flood shields. The FEOP will ensure that the floodproofing components will operate properly under all conditions, including power failures.

c. The Inspection and Maintenance Plan will ensure that all components will operate properly under flood conditions by describing inspection and maintenance activities, including inspection intervals and repair requirements.

EG. All New And Substantially Improved Structures:

1. Fully enclosed areas below the "lowest floor" that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer to meet or exceed the following minimum approval criteria:

a. There must be a minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The openings shall not be located on the same wall.

b. The openings shall be located on exterior walls such that the 1% flood elevation, ~~or shallow flood elevation~~, is above the bottom of the opening, and in all cases the bottom of all openings shall be no higher than one foot (1') above grade.

c. Openings shall permit the automatic entry and exit of floodwaters.

2. New and substantially improved structures must be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

3. New and substantially improved structures ~~must be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities elevated or floodproofed to one foot (1') above the flood hazard elevation.~~ shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case of non-residential structures, optionally floodproofed) to a minimum of one foot (1') above the flood hazard elevation.

4. New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation or designed to be watertight and withstand inundation to such a level.

FH. Manufactured Housing: ~~Manufactured~~ All new and substantially improved manufactured housing, including those placed in existing manufactured housing parks, planned developments, or subdivisions, must be:

1. Anchored to resist flotation, collapse or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the City Building Code.

2. Elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one foot (1') above the flood hazard elevation.

**GJ. Utility And Sanitary Systems:**

1. All new or replacement on site water supply or sewage waste disposal systems must be located or designed to avoid impairment to the system or contamination from the system during flooding.

2. New or replacement water supply systems and sanitary sewage systems must be designed to minimize or eliminate infiltration of floodwaters into the system. Water supply facilities and sanitary sewage systems (other than onsite systems) must be provided with a level of protection equal to or greater than one foot (1') above the flood hazard elevation.

3. Utilities, such as gas or electrical systems, must be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damage or impaired systems.

4. On-site waste disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

**HJ. Storage Of Flammable, Explosive Or Injurious Materials:** Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one foot (1') above the flood hazard elevation. Other material and equipment must either be similarly elevated or:

1. Not be subject to major flood damage and be anchored to prevent movement due to floodwaters; or

2. Be readily removable from the area within the time available after flood warning.

**HK. Flood Control Structural Works:** Flood control structural works, including, but not limited to, levees and flood walls, must provide, at a minimum, protection from a 0.2% flood event with a minimum of three feet (3') of design freeboard and must provide for adequate interior drainage. In addition, flood control structural works must be approved by the Iowa ~~e~~D Department of ~~n~~Natural ~~r~~Resources or its assignee.

~~JL. Inhibiting Floodways And Drainage Facilities: No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or other drainage facility or system. Watercourse Alterations Or Relocations: Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Iowa Department of Natural Resources.~~

**KM. Subdivisions:**

1. Subdivisions and planned developments, including manufactured housing parks and subdivisions, must be designed to minimize flood damage and must have adequate drainage provided to reduce exposure to flood damage, and must meet the applicable performance standards established by the ~~e~~City ~~e~~Engineer. Development associated with subdivision

proposals (including the installation of public utilities) shall meet the applicable performance standards of this ~~a~~Article. Any subdivision, planned development, or manufactured housing park intended for residential development must provide all lots with a means of vehicular access that will remain passable during occurrence of the ~~40.2%~~ annual chance flood event.

2. Proposals for subdivisions shall include the flood hazard elevation data for those areas located within flood hazard areas.

~~LN~~. Residential Accessory Structures: The exemption of detached garages, sheds and similar structures from the general floodplain management for residential buildings may result in increased premium rates for insurance coverage of the structure and contents; however, said detached garages, sheds and similar accessory type structures are exempt from the general floodplain management for residential buildings when all of the following conditions exist:

~~1~~. The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than one foot (1') above the flood hazard elevation must be constructed of flood-resistant materials.

~~2~~. The structure is not used for human habitation.

~~23~~. The structure is designed so as to have low flood damage potential. The structure shall be used solely for low flood damage potential purpose such as vehicle parking and limited storage.

~~34~~. The structure is constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.

~~45~~. The structure is firmly anchored to ~~prevent flotation, which may result in damage to other structures.~~ resist flotation, collapse and lateral movement.

~~56~~. The service facilities for the structure, such as electrical and heating equipment, are elevated or floodproofed to at least one foot (1') above the flood hazard elevation.

~~87~~. Openings shall permit the automatic entry and exit of floodwaters. The structure's walls include openings that satisfy the provisions of 14-5J-7E-1.

~~MO~~. Recreational Vehicles:

1. Recreational vehicles are exempt from the requirements of subsection F of this section regarding anchoring and elevation of manufactured homes when the following criteria are satisfied:

a. The recreational vehicle shall be located on the site for less than one hundred eighty (180) consecutive days; and

b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

2. Recreational vehicles that are located on the site for more than one hundred eighty (180) consecutive days or are not ready for highway use must satisfy requirements of subsection F of this section regarding anchoring and elevation of manufactured homes. (~~Ord. 10-4414, 11-16-2010~~)

P. Pipeline River And Stream Crossings: Pipeline river and stream crossings must be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.

#### 14-5J-8: SPECIAL FLOODWAY PROVISIONS:

In addition to the general floodplain standards listed above, uses development within the floodway must meet the following applicable standards:

A. No use development is permitted in the floodway that would increase the 1% flood hazard elevation, unless approved by the Iowa department of natural resources or its assignee. base flood elevation. Prior to issuance of a floodplain development permit the applicant /agent must obtain a conditional LOMR from FEMA.

B. All uses development within the floodway must:

1. Be consistent with the need to minimize flood damage; and
2. Use construction methods and practices that will minimize flood damage; and
3. Use construction materials and utility equipment that are resistant to flood damage.

C. No use development is permitted that would affect the capacity or conveyance of the channel or floodway or any tributary to the main stream, drainage ditch or any other drainage facility or system.

D. Structures, buildings, recreational vehicles and sanitary and utility systems, if permitted, must meet the applicable general floodplain management standards and must be constructed and aligned to present the minimum possible resistance to flood flows.

E. Buildings-Structures, if permitted, must have low flood damage potential and must not be used for human habitation.

F. Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the floodway within the time available after flood warning.

G. Watercourse alterations or relocations, including channel changes and modifications, must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Iowa ~~ed~~Department of ~~n~~Natural ~~r~~Resources or its assignee.

H. Any fill or stream bank erosion control projects allowed in the floodway must have some beneficial purpose and will be limited to the minimum amount necessary.

I. Pipelines that cross rivers or streams must be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to action of flood flows. Where floodway data has been provided in the flood insurance study, such data shall be used to define the floodway limits.

J. ~~Where no floodway data has been provided, the Iowa department of natural resources or its assignee shall be contacted to provide a floodway delineation. Where floodway data is not available, it shall be the responsibility of the permittee to produce engineered data delineating~~

the floodway. (Ord. 10-4414, 11-16-2010) Where no floodway data has been provided, the Iowa Department of Natural Resources shall be contacted to provide a floodway delineation. The applicant will be responsible for providing the Iowa Department of Natural Resources with sufficient technical information to make such determination.

#### 14-5J-9: VARIANCES:

The ~~b~~Board of ~~a~~Adjustment may authorize, upon request, in specific cases, such variances from the terms of this ~~a~~Article that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ~~a~~Article will result in unnecessary and undue hardship. To ensure that the spirit of this title is observed and substantial justice done, no variance to the strict application of any provision of this ~~a~~Article shall be granted by the board unless the applicant demonstrates that all of the following approval criteria are met. In addition, the applicant must meet all the provisions and general approval criteria for variances as stated in ~~e~~Chapter 4, ~~a~~Article B, "Minor Modifications, Variances, Special Exceptions, And Provisional Uses", of this title, except subsection 14-4B-2A4 of this title. See Section 14-8C for the procedure to apply for a variance and Section 14-4B-2 for the standards to obtain a variance.

##### A. Approval Criteria:

1. No variance shall be granted for any development within the floodway that would result in any increase in flood elevation unless approved by the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources or its assignee.

2. Variances shall only be granted upon a showing of good and sufficient cause, and a determination that the granting of the variance will not result in increased flood elevation, additional threats to public safety, extraordinary public expense, create nuisances or cause fraud on or victimization of the public.

3. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

4. In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this ~~a~~Article, the applicant shall be notified, in writing, over the signature of the building official, that the issuance of a variance will likely result in increased premium rates for flood insurance.

5. All variances granted shall have the concurrence or approval of the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources or its assignee.

B. Factors For Consideration: When considering applications for variances, the ~~b~~Board of ~~a~~Adjustment will consider all relevant factors specified in other sections of this ~~a~~Article in addition to the following factors:

1. The danger to life and property due to increased flood elevation or velocities caused by encroachments.

2. The danger that materials may be swept on to other land or downstream to the injury of others.

3. The importance of the services provided by the proposed facility to the community, and the risk of losing said services during a flood event.

4. The risk assumed by emergency personnel if it is necessary to evacuate the use/structure during a flood event.

5. After consultation with the historic preservation commission, a determination of whether compliance with the floodplain regulations would result in a substantial alteration or destruction of defining architectural characteristics of landmark properties and properties located within historic or conservation districts.

6. Such other factors that are relevant to the purposes of this ~~a~~Article.

C. Conditions Of Approval: Upon consideration of the factors and approval criteria listed in this section, the ~~b~~Board of ~~a~~Adjustment may attach such conditions and safeguards to the granting of a variance as it deems necessary to fulfill the purposes and intent of the provisions of this ~~a~~Article. (~~Ord. 10-4414, 11-16-2010~~)

#### 14-5J-10: AMENDMENTS:

The regulations and standards set forth in this ~~a~~Article may, from time to time, be amended, supplemented, changed or repealed. No amendment, supplement, change or modification shall be undertaken without prior approval of the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources or its assignee. (~~Ord. 10-4414, 11-16-2010~~)

#### 14-5J-11: WARNING AND DISCLAIMER OF LIABILITY:

The degree of flood protection required by this ~~a~~Article is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by humanmade or natural causes, such as ice jams and bridge openings restricted by debris. This ~~a~~Article does not imply that areas outside the regulated areas will be free from flooding or flood damages. This ~~a~~Article does not imply that uses permitted within the regulated areas will be free from flooding or flood damages. This ~~a~~Article shall not create liability on the part of Iowa City or any officer or employee thereof for any flood damages that result from reliance on this ~~a~~Article or any administrative decision lawfully made hereunder. (~~Ord. 10-4414, 11-16-2010~~)

#### 14-9F-1: DEFINITIONS:

As used in ~~e~~Chapter 5, ~~a~~Article J, "Floodplain Management Standards", of this title, the following definitions shall apply. The general definitions contained in ~~a~~Article A of this ~~e~~Chapter shall apply to all terms used in ~~e~~Chapter 5, ~~a~~Article J of this title that are not defined in this section.

~~APPURTENANT STRUCUTRE: A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.~~

**BASEMENT:** Any enclosed area of a building that has its floor or lowest level below ground level (subgrade) on all sides (see definition of Lowest Floor).

~~BASE FLOOD: The flood having one (1) percent chance of being equaled or exceeded in a given year. (Also commonly referred to as the "100-year flood").~~

BASE FLOOD ELEVATION (BFE): The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.

CLASS 1 CRITICAL FACILITIES: Facilities that must remain accessible during the 0.2% flood event because they are the base of operations for emergency responders, are particularly difficult to evacuate during a flood event, or facilities that provide services essential to the life, health, and safety of the community. Class 1 critical facilities include police and fire stations, emergency medical centers, communication centers, hospitals, jails, nursing homes, and other residential uses for persons with limited mobility and/or dependency upon life sustaining medical equipment.

CRITICAL FACILITIES: Structures that store public records; museums and libraries; schools; and other buildings that store rare and/or valuable items and information that sustain the history and public records of a community. These structures are not expected to remain accessible or functioning during a flood event, though in many instances their functions must resume as soon as possible after a flood event. Critical facilities also include public infrastructure such as water distribution and wastewater treatment facilities, which are expected to remain functioning during a flood event although they may be temporarily inaccessible or accessible only by watercraft during a flood event.

DEVELOPMENT: Any humanmade change to improved or unimproved real estate, including, but not limited to, the placement of manufactured housing, buildings or other structures, mining, dredging, streambank erosion control measures, storage of equipment or materials, filling, grading, paving, excavation or drilling operations. ~~Development is considered to commence with either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory built home on a foundation. Development does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.~~

ENCLOSED AREA BELOW LOWEST FLOOR: The floor of the lowest enclosed area in a structure when all the following criteria are met:

A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of 14-5J-7E-1.

B. The enclosed area is unfinished (not carpeted, drywalled, etc.), and used solely for low damage potential uses such as building access, parking or storage, and

C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one foot (1') above the base flood elevation.

D. The enclosed area is not a basement.

EXISTING CONSTRUCTION: Any structure for which the "start of construction" commenced before May 2, 1977.

EXISTING MANUFACTURED HOUSING PARK OR SUBDIVISION: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before May 2, 1977.

EXPANSION OF EXISTING MANUFACTURED HOUSING PARK OR SUBDIVISION: The preparation of additional sites by the construction of facilities for servicing the lots on which the

manufactured homes are to be affixed, including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

FLOOD: A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

FLOOD CONTROL STRUCTURAL WORKS: Barriers or storage areas constructed to control floodwater, modify or redirect a channel.

FLOOD ELEVATION: The elevation which floodwaters would reach at a particular site during the occurrence of a specific frequency flood. For instance, the 1% flood elevation is the elevation of floodwaters with a one percent (1%) likelihood of occurring in any given year. The 0.2% flood elevation is the elevation of floodwaters with a two-tenths percent (0.2%) likelihood of occurring in any given year. In areas of shallow flooding, there is a one percent (1%) or greater annual chance of flooding to an elevation specified on the flood insurance rate map.

FLOOD EVENT:

500-Year Flood Event: A flood, the magnitude of which has a two-tenths percent (0.2%) chance of being equaled or exceeded in any given year or which, on the average, will be equaled or exceeded at least once every five hundred (500) years.

100-Year Flood Event: A flood, the magnitude of which has a one percent (1%) chance of being equaled or exceeded in any given year or which, on the average, will be equaled or exceeded at least once every one hundred (100) years.

1% Annual Chance Flood Event: The predicted level of flooding with a one percent (1%) chance of being equaled or exceeded in any given year (formerly known as the 100-year flood event).

0.2% Annual Chance Flood Event: The predicted level of flooding with a two-tenths percent (0.2%) chance of being equaled or exceeded in any given year (formerly known as the 500-year flood event).

FLOOD HAZARD AREA: Land ~~that is shaded and~~ areas that are subject to flooding that are identified on the Flood Insurance Rate Map as "A", "AE", "X" or ., on the flood insurance rate map, and "X-shaded".

FLOOD HAZARD ELEVATION: ~~In AE zones, the elevation of the 0.2% flood as profiled in the flood insurance study for Johnson County, Iowa. In areas of shallow flooding, the elevation of the flood as illustrated on the flood insurance rate map.~~

A. In zones labeled "AE" and "X-shaded", the elevation of the 0.2% annual chance flood event as provided by the Flood Insurance Study for Johnson County, Iowa.

B. In zones labeled "A", the elevation of the 0.2% annual chance flood event as determined by the Iowa Department of Natural Resources.

FLOOD INSURANCE RATE MAP (FIRM): The official map prepared as part of (but published separately from) the flood insurance study which delineates both the flood hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS): ~~A study initiated, funded and published by the federal insurance administration for the purpose of evaluating, in detail, the existence and severity of~~

flood hazards, providing the city with the necessary information for adopting a floodplain management program and establishing actuarial flood insurance rates. A report published by FEMA for a community issued along with the community's Flood Insurance Rate Map(s) that performs an examination, evaluation and determination of flood hazards. The FIS report contains such background data as the base flood discharge and water surface elevations that were used to prepare the accompanying FIRM.

FLOODPLAIN: Any land area susceptible to being inundated by water as a result of a specific frequency flood. For instance, the 1% floodplain is the area of land that, in any given year, has a one percent (1%) likelihood of flooding. The 0.2% floodplain is the area of land that, in any given year, has a two-tenths percent (0.2%) likelihood of flooding. In areas of shallow flooding, there is a one percent (1%) or greater annual chance of flooding to a specified elevation, but a clearly defined channel does not exist, and the path of flooding is unpredictable.

FLOODPLAIN MANAGEMENT: An overall program of corrective and preventive measures for reducing flood damages and for promoting the wise use of floodplains, including, but not limited to, emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.

FLOODPROOFING: Any combination of structural and nonstructural additions, changes or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.

FLOODWAY: The channel of a river or stream and those portions of the floodplains adjoining the channel which are reasonably required to carry and discharge floodwaters or flood flows so that confinement of floodwaters to the floodway area will not ~~result in substantially higher flood elevation.~~ cumulatively increase the water surface elevation of the base flood (1% annual chance) by more than one foot (1').

so that confinement of floodwaters to the floodway area will not result in substantially higher flood elevation.

~~FLOODWAY FRINGE: Those portions of the floodplain, other than the floodway, which can be filled, leveed or otherwise obstructed without causing substantially higher flood elevations.~~ Flood Hazard Area that are located outside the floodway.

HAZARDOUS MATERIALS: Combustible materials, and flammable liquids, and chemicals—whether stored aboveground or underground. These include but are not limited to cryogenic fuels, class I and class II liquids, liquified petroleum gas, and other substances regulated by the international fire code, as amended.

HIGHEST ADJACENT GRADE: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE: Any structure that is:

A. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,

D. Individually listed on a local inventory of historic places in communities with historic preservation programs (note Iowa City has such a program) that have been certified by either i) an approved state program as determined by the Secretary of the Interior (note State of Iowa has an approved program) or ii) directly by the Secretary of the Interior in states without approved programs.

LOWEST FLOOR: The floor of the lowest enclosed area in a building structure, including a basement, except when ~~all the following criteria are met:~~ the criteria listed in the definition of Enclosed Area Below Lowest Floor are met.

~~A. The enclosed area is designed to flood to equalize hydrostatic pressure during floods with walls or openings that satisfy the provisions of subsection 14-5J-7E of this title; and~~

~~B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses, such as building access, parking or storage; and~~

~~C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one foot (1') above the flood hazard elevation; and~~

~~D. The floor is not below grade on all sides.~~

MANUFACTURED HOUSING: Any structure designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation on a building site. For the purposes of ~~e~~Chapter 5, aArticle J, "Floodplain Management Standards", of this title, manufactured housing includes factory built homes, mobile homes, manufactured homes and modular homes and also includes recreational vehicles, park trailers, travel trailers and other similar vehicles placed on a site for greater than one hundred eighty (180) consecutive days: and not fully licensed and ready for highway use.

MANUFACTURED HOUSING PARK OR SUBDIVISION: A parcel or contiguous parcels of land divided into two (2) or more manufactured housing lots for rent or sale.

MINOR PROJECTS: Small development activities (except for filling, grading and excavating) valued at less than \$500.

MIXED-USE STRUCTURE: A structure with areas designed for both residential and commercial uses, in which the floor area dedicated to commercial uses is 25% or more of the total floor area (or common areas that support residents or residential uses that are not considered commercial uses).

NEW CONSTRUCTION OF NEW BUILDINGS, MANUFACTURED HOUSING PARKS: Those structures or development ~~that began~~ for which start of construction began on or after May 2, 1977.

NEW MANUFACTURED HOUSING PARK OR SUBDIVISION: A manufactured housing park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed, (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after May 2, 1977.

NON-RESIDENTIAL STRUCTURE: A structure that has a commercial or non-residential (non-habitational) use, including but not limited to: businesses, houses of worship, schools, garages, poolhouses, clubhouses, recreational buildings, mercantile buildings, agricultural buildings (including grain bins and silos), industrial buildings, and warehouses.

RECREATIONAL VEHICLE: A vehicle which is:

- A. Built on a single chassis;
- B. Four hundred (400) square feet or less when measured at the largest horizontal projection;
- C. Designed to be self-propelled or permanently towable by a light duty truck; and
- D. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

~~—SHALLOW FLOOD HAZARD AREA: Areas of special flood hazards having shallow water depths and/or unpredictable flow paths between one foot (1') and three feet (3'), and with water surface elevations determined.~~

SPECIAL FLOOD HAZARD AREA: The land within a community subject to the "base flood". This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.

START OF CONSTRUCTION: Includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as pouring a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the structure, whether or not that alteration affects the external dimensions of the structure.

STRUCTURE: Anything constructed or installed on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, manufactured housing, grain storage facilities, storage tanks and similar.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure where the cost of restoring the structure to its predamaged condition would equal or exceed fifty percent (50%) of the ~~assessed or market value as established by an appraisal paid for at the owner's expense, whichever is greater.~~ of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

SUBSTANTIAL IMPROVEMENT: Any improvement to a structure that satisfies either of the following criteria:

A. Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the assessed or market value as established by an appraisal paid for at the owner's expense, whichever is greater, of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure to comply with existing violations of state or local health, sanitary or safety code specifications which are solely necessary to assure safe conditions for the existing use. The term also does not include any alteration of an historic structure provided the alteration will not preclude the structure's designation as an "historic structure" and provided a Variance is granted by the Board of Adjustment.

B. Any addition which increases the original floor area of a building by twenty five percent (25%) or more. All additions constructed after May 2, 1977, shall be added to any proposed addition in determining whether the total increase in original floor space would exceed twenty five percent (25%). (~~Ord. 10-4414, 11-16-2010~~)

VARIANCE: A grant of relief by a community from the terms of the floodplain management regulations. See Section 14-8C for the procedure to apply for a variance and Section 14-4B-2 for the standards to obtain a variance.

VIOLATION: The failure of a structure or other development to be fully compliant with the City's floodplain management ordinance.

# **ATTACHMENT 2**

**FEMA Formal Letter to the City of Iowa City**



# Federal Emergency Management Agency

Washington, D.C. 20472

June 26, 2025

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
19P

The Honorable Bruce Teague  
Mayor, City of Iowa City  
410 East Washington Street  
Iowa City, IA 52240

Community Name: City of Iowa City,  
Johnson County,  
Iowa  
Community No.: 190171  
Map Panels Affected: See FIRM Index

Dear Mayor Teague:

This is to notify you of the final flood hazard determination for Johnson County, Iowa and Incorporated Areas in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal period that was initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper has elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Revised Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on December 26, 2025. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document.

This includes adoption of the current effective FIS report and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d);
2. Adopting all the standards of 44 CFR Part 60.3(d) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3(d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood>.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at <https://www.msc.fema.gov>. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Jason Conn, NFIP State Coordinator for Iowa by telephone at (515)-782-8104. If you should require any additional information, we suggest that you contact the Director, Mitigation Division of FEMA, Region 7, in Kansas City, Missouri at (816) 283-7004 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,



David N. Bascom, Acting Director  
Engineering and Modeling Division  
Risk Analysis, Planning and Information Directorate

Enclosure:  
Final SOMA

cc: Community Map Repository  
Anne Russett, Senior Planner, City of Iowa City

*Memo to the Planning & Zoning Commission 2/4/26*

## **ATTACHMENT 2**

**Draft Zoning Code Floodplain Management Standards Text  
Amendments 2/4/26**

#### 14-5J-7: GENERAL FLOODPLAIN MANAGEMENT STANDARDS:

##### G. All New And Substantially Improved Structures:

1. Fully enclosed areas below the "lowest floor" that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer to meet or exceed the following minimum approval criteria:

a. There must be a minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The openings shall not be located on the same wall.

b. The openings shall be located on exterior walls such that the 1% flood elevation, is above the bottom of the opening, and in all cases the bottom of all openings shall be no higher than one foot (1') above grade.

c. Openings shall permit the automatic entry and exit of floodwaters.

2. New and substantially improved structures must be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

3. New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case of non-residential structures, optionally floodproofed) to a minimum of one foot (1') above the flood hazard elevation.

4. New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of one foot (1') above the flood hazard elevation or designed to be watertight and withstand inundation to such a level.

#### 14-9F-1: DEFINITIONS:

SUBSTANTIAL IMPROVEMENT: Any improvement to a structure that satisfies either of the following criteria:

A. Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the ~~assessed or~~ market value ~~as established by an appraisal paid for at the owner's expense, whichever is greater,~~ of the structure either before the "start of construction" of the improvement or repair is started ,or, if the structure has been "substantially damaged" and is being restored, before the damage occurred. ~~For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.~~ The term does not, however, include any project for improvement of a structure to ~~comply~~ correct with existing violations of state or local health,

sanitary, or safety code specifications which have been ~~identified by the local code enforcement official and which are the minimum-are solely~~ necessary to assure safe living conditions ~~for the existing use~~. The term also does not include any alteration of an "historic structure", provided the alteration will not preclude the structure's designation as an "historic structure" ~~and provided a Variance is granted by the Board of Adjustment~~.

B. Any addition which increases the original floor area of a building by twenty five percent (25%) or more. All additions constructed after May 2, 1977, shall be added to any proposed addition in determining whether the total increase in original floor space would exceed twenty five percent (25%).

**MINUTES  
PLANNING AND ZONING COMMISSION  
FEBRUARY 4, 2026 – 6:00 PM – FORMAL MEETING  
EMMA J. HARVAT HALL, CITY HALL**

**PRELIMINARY**

**MEMBERS PRESENT:** Colette Atkins, Kaleb Beining, James Davies, Maggie Elliott, Steve Miller, Billie Townsend, Chad Wade

**MEMBERS ABSENT:**

**STAFF PRESENT:** Madison Conley, Rachel Kilburg Varley (via zoom), Anne Russett

**OTHERS PRESENT:** Cady Gerlach

**RECOMMENDATIONS TO COUNCIL:**

By a vote of 7-0 the Commission recommends forwarding a written recommendation to the City Council stating that the North Dodge & Scott Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.

By a vote of 7-0 the Commission recommends forwarding a written recommendation to the City Council stating that the Sycamore Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.

By a vote of 7-0 the Commission recommends approval of REZ25-0013, amendments to Title 14 Zoning as illustrated in Attachment 2, to update requirements related to floodplain management standards in response to comments received from FEMA on the City's ordinance which are necessary to ensure Iowa City residents and businesses remain eligible to obtain flood insurance and participate in the National Flood Insurance Program.

**CALL TO ORDER:**

Elliott called the meeting to order at 6:00 PM.

**PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:**

None.

**URBAN RENEWAL ITEMS:**

Kilburg Varley explained two urban renewal areas being considered for adoption in Iowa City. City Council will then set a public hearing to consider adoption of them at an upcoming meeting. Kilburg Varley first gave the Commission a little bit of background on urban renewal and TIFs (Tax Increment Financing) in general as oftentimes a TIF district and urban renewal district are terms used interchangeably, but they're actually two separate concepts that work together. An urban renewal area is a designated area where they can conduct those projects and the TIF district is the funding mechanism that is used to support projects in that area. When a TIF district is established, that allows them to capture that increment, or the increased tax revenue over the base taxes, from the new development that can then be rebated back on a project. For example, in Iowa City there is the City/University Urban Renewal Area, which covers most of the Downtown and Riverfront Crossings, but the Hilton Garden Inn project is one project within that Urban Renewal Area supported through TIF.

Elliott asked what's the implication for the private developer if they have a TIF on a specific building. Kilburg Varley explained the City has a TIF Policy which outlines all of the public benefits that are required when they enter into a development agreement with a developer. Those would include things like enhanced sustainability standards or affordable housing and, if the City is providing TIF rebates to a project, they want to be what's considered the "last dollar in" and would have a third-party financial firm do an analysis to determine that there is a true gap that the developer can't meet and that City funding, or TIF funding, would be necessary to help make the project go. If that is then the case, that's when the TIF Policy is applied, which outlines the different things that are required from the developer, such as affordable housing units or other design standards. Most often, the TIF incentives are set up as a rebate so there's no risk to the City upfront. The City simply agrees with the developer that if they meet all of the requirements of the development agreement, construct their building as they've said they're going to do, and complete all public benefits that are agreed upon, then they will get the tax increment rebated back to them after the fact, which usually doesn't come until a couple years after the project is completed. The City also does an annual certification on those projects to make sure that they continue to meet compliance over the life of the TIF rebate period.

Elliott asked if that means the developer doesn't pay taxes during that time, or what is actually rebated to them. Kilburg Varley explained they are paying taxes, the rebate is on the increment, so they're continuing to pay taxes. When a TIF district is established, it sets the base value at the current value, and then when their development increases the property value, that increased property value causes their property tax bill to go up. The developer continues to pay that full property tax bill, however, when it's in a TIF district all taxing entities won't see the return on that increased value yet. Instead, the City is capturing all or a portion of that increment to be used it on specific projects, like rebating it back to the developer. She explained in theory it kind of works like tax exemption on a portion of their taxes, but it's just rebating back the growth that they created for that period of time, and then when the TIF period is over, they no longer receive the tax rebate.

Kilburg Varley stated that Iowa Code requires that a city designate an urban renewal area as one of two definitions, and both discussed today are being designated on the basis of Economic Development. Under Iowa Code, this means they have a statutory sunset of 20 years from the first certification of debt. The process to establish an urban renewal area is to first develop that urban renewal plan and hold the first Council meeting, which is where they set the public hearing, adopt a declaration of necessity, set a consultation meeting with the other taxing entities and then it directs the proposed plan to be reviewed by the Planning and Zoning Commission. Staff has completed the steps up to the Planning and Zoning Commission's review of the Urban Renewal Plan for conformity with the City's Comprehensive Plan. After that, the City Council will hold their public hearing, which will ideally happen at their next Council meeting, and then they'll have the opportunity to adopt the Urban Renewal Plan at that time. Separately from that, it requires an ordinance to establish the TIF district and that would be three readings in addition to this resolution to create the urban renewal area.

Russett noted that agenda item five will be done first and then agenda item four will be discussed.

**Review of proposed North Dodge & Scott Urban Renewal Plan located southeast of N.**

### **Dodge Street and Scott Boulevard.**

Kilburg Varley began reviewing the North Dodge and Scott Urban Renewal Area by showing a map of the boundaries. She noted the commercial area that's bordered by North Dodge Street and Highway One along the northwest boundary, North Scott Boulevard is along the western and southern boundary, and then the eastern boundary is where the existing campus ends. The proposed area is about 150 acres of what was the ACT campus. The area is planned for some redevelopment of commercial and housing and there are a public improvement projects that are necessary to support that development. Kilburg Varley stated this area is being designated as an Economic Development Area, which means it has a 20 year life after they first certify debt on the area. In the agenda packet the proposed Urban Renewal Plan was included. Within that Plan, it includes different objectives of the Urban Renewal Area, which all are essentially tied to promotion of economic development in the area. It also outlines the type of urban renewal activities that can be performed, which includes things like public infrastructure, incentives for economic development and low- to moderate-income residential housing. It also identifies the eligible urban renewal projects, including planning, engineering, and attorney fees, which the City has not typically certified as TIF debt in the past; development agreements; and then public improvements, which is the project that is planned for this urban renewal area, the North Dodge intersection improvements and the related utility improvements.

Kilburg Varley noted that Iceberg Development Company is planning some redevelopment activity in this area and she shared their conceptual master plan noting there will be different commercial and residential projects. Senior housing development on the main campus and some commercial redevelopment along North Dodge is their primary focus at this time. To serve the users and tenants that are anticipated, the City needs to complete improvements at the North Dodge intersection and Kilburg Varley shared a drawing of that project. The intersection improvement is necessary to support the anticipated development that's happening on the property and was a project that was already preplanned. ACT Circle was not signalized but with the traffic counts they knew that it would need to be at some point. Once the developer purchased the ACT property and planned their development, the City and developers realized that additional access and signalization would be needed and the cost of the project increased significantly due to adding in a fourth leg connecting ACT Drive to what's considered the ACT campus now as well as adding a second left turn lane in off North Dodge Street into ACT Drive. The project cost is about \$3.5 million and the City has that programmed for 2026 in the Capital Improvement Plan. Kilburg Varley reiterated that project and the timing of that project is necessary to support the users that are coming in, particularly a grocery store, which will be one of the first coming in. This need is the impetus for this Urban Renewal Area and TIF District. Kilburg Varley explained the idea would be that the City would fund the project with an internal loan from one of the funds that has the capacity in the City budget and then would reimburse that fund with the TIF over time. It would add a \$3.5 million project that would look like about \$350,000 - \$450,000 per year over a 10-year period.

Kilburg Varley also provided in the agenda packet a memo that outlined conformity with the Comprehensive Plan, which is what the Commission is tasked with today. Staff did find that it matches many of the different goals and strategies contained in the Comprehensive Plan.

Staff recommends that the Planning and Zoning Commission forward a written recommendation to the City Council stating that the North Dodge & Scott Urban Renewal Plan conforms to the

Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.

Next steps after Commission recommendation is City Council will hold their public hearing at their next meeting, presumably adopt that Urban Renewal Plan and then proceed with adoption of the TIF district. The construction project is planned to take place this next construction season and the City wouldn't certify debt on the project until January 1, 2027, so it would be 20 years after 2027 when this TIF district would expire.

Elliott opened the public hearing, seeing no one she closed the public hearing.

**MOTION: Wade recommends that the Planning and Zoning Commission forward a written recommendation to the City Council stating that the North Dodge & Scott Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.**

**Townsend seconded the motion.**

Miller wanted to express that he did check with the City Attorney's office because even though he is working on some projects in this area he can vote fair and impartially, and does think it's a great use of TIF and as a urban renewal district, so he is in support.

**A vote was taken and the motion passed 7-0.**

**Review of proposed Sycamore Urban Renewal Plan located in the commercial area bordered by Sycamore Street, Highway 6, and the Iowa Interstate Railroad.**

Kilburg Varley next reviewed the proposed Sycamore Urban Renewal Area and showed a map of the proposed boundaries. The area is between Highway 6 and the railroad to the north, and then from east to west it's between Sycamore Street at the west boundary and the edge of the Procter and Gamble building to the east. The proposed Urban Renewal Area consists primarily of older commercial development and much of the development in the area consists of underutilized and underused buildings and sites. A lot of the development has site layouts that are inefficient and don't necessarily meet the modern needs of commercial, retail and employment uses. Additionally, there are roadway and access limitations throughout the area. Kilburg Varley acknowledged even though this area has continued to serve as a really strong commercial and employment center in the community, and especially for that surrounding neighborhood, there are opportunities to continue to improve the overall economic development potential of the area and the overall functionality of the area.

The City has previously established an urban renewal area in this general vicinity. There was an urban renewal area here from 2000 to 2022 and during that time the City conducted four different urban renewal projects. In 2000 they entered a development agreement on the Sycamore Mall, which included some building upgrades and minimum occupancy standards, and that project resulted in \$10.5 million in new taxable values supported by a \$1.8 million TIF incentive. In 2002 there was an agreement with Plamor Development for some improvements of several buildings along First Avenue, where Donutland, Java House, and the gym currently are, which represented a \$231,000 TIF to create \$1 million new taxable value. Then in 2014 the City tried

again on another development agreement with the Sycamore Mall, however the development agreement was terminated early due to the developer defaulting on the agreement as they were unable to maintain the required 80% occupancy rate after Lucky's Market closed, and they were unable to remedy it even after the City gave them time to do so. In 2021, as that TIF district was expiring and the City had some unused available increment, the City offered Commercial and Industrial Energy Efficiency Matching Grants. Procter and Gamble took them up on that and the City was able to help them install a new high-efficiency air compressor project.

Kilburg Varley stated there is now renewed interest in investment in this area. First, Procter and Gamble has announced \$150 million expansion at its Oral B facility that's within this area, which would also create about 100 new jobs. Then in partnership with Greater Iowa City, Inc., the City has helped them work on creating a Strategic Investment Districts focused on the Sycamore area. That partnership was a re-envisioning process with the neighborhood and community members and different stakeholders to reimagine how this area could potentially be improved or redeveloped in different ways to better meet the needs of the community. Kilburg Varley explained that these two efforts combined show that there's some new momentum of interest and investment in this area. She noted there is not a current project in mind for this Urban Renewal Area, but they are creating the Plan as a proactive step. She acknowledged it's not what they typically do with urban renewal areas, but in this case they wanted it to be in place and have the tool ready to use if the opportunity arises, since it can take several months for these to go through the whole process. Kilburg Varley stated this area is also being designated on the basis of Commercial and Industrial Economic Development, which sets it up for a 20 year life. The Urban Renewal Plan outlines the different plan objectives, types of urban renewal activities, and eligible urban renewal projects. Staff again have outlined public improvements, development agreements, and grant or loan programs like that energy efficiency program mentioned previously. However, no particular projects have been identified at this time.

Kilburg Varley noted staff found a lot of conformity with the Comprehensive Plan in the goals and strategies outlined in that Plan, which were included in the agenda packet.

Staff recommends that the Planning and Zoning Commission forward a written recommendation to the City Council stating that the Sycamore Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.

Next steps would be the same as the North Dodge and Scott Boulevard Urban Renewal Plan.

Atkins asked if it is typical to reestablish urban renewal area after it's expired. Kilburg Varley explained it is allowed, it's not uncommon and State Code allows it.

Atkins asked about the previous default and how does that impact the City when there is a default associated with one of these urban renewal areas. Kilburg Varley replied that often it doesn't have an impact because of the rebate structure the City prefers. They structure the incentive in a way so the risk is on the developer and if they don't meet the requirements, then they don't get the increment rebated back to them. In that particular case in 2014 when the developer didn't meet the requirements, the City didn't have to pay anything to them. When they don't use all the TIF increment that they anticipate using, it gets diverted back to the County and dispersed to all the taxing entities.

Wade asked what helps establish the boundaries of these urban renewal plans, for example why does it end at the Proctor and Gamble lot, but it doesn't flow over to the HNI or Lakeside. What establishes the boundaries versus continuing to grow within that area. Kilburg Varley stated the boundaries are established by staff. At last night's City Council meeting they just terminated two urban renewal areas that were nearby this district but had never been used and one of those was in that area. It had been on the books for over 20 years and had never been used so they didn't see a reason to include it here. She noted when they are creating the urban renewal areas they have to think prospectively about what types of projects might be in the area and what they might want to use tax increment financing for. In this case, the City is really focused on the opportunity for commercial and residential redevelopment that the Greater Iowa City Strategic Investment District focused on, and if they wanted to focus on more growth in the industrial sector and industrial employment center, then they would probably create a separate urban rural area covering more of that industrial property to the east.

Davies asked about when the base tax value is established and how it's established, including whether it is based on an empty lot or based on the building that's projected to go there. Kilburg Varley explained the base value will be set as of January 1 of the year prior to when debt is first certified. Certifying debt is how they signal to the County that they have incurred an expense on the urban renewal area and now are seeking the diversion of the tax increment on that project. So, if January 1, 2027 is the first time that the City certifies debt on the project, then the base value will be set as January 1, 2026.

Elliott opened the public hearing.

Cady Gerlach (Vice President for Programs of Greater Iowa City, Inc., / Executive Director of Better Together 2030) is here tonight to speak in support of establishment of the Sycamore Strategic Investment District Urban Rural Area. Greater Iowa City has been promoting the Sycamore Area for the last year and been working on it as a community. The Sycamore area has long been recognized as a place with strong fundamentals but real redevelopment barriers, including aging commercial properties, fragmented design, infrastructure challenges and limited internal connectivity. These conditions have constrained private redevelopment and reinvestment for years. Despite the area's strategic location and proximity to jobs, services, and existing neighborhoods, the Strategic Investment District process that Greater Iowa City undertook was intentionally community-informed and implementation focused. It aligned closely with the City's Comprehensive Plan and direction around infill development, housing delivery, and reinvestment along major corridors. Importantly, the proposed urban renewal area does not approve any project, it simply creates the framework needed to move the vision to a viable redevelopment over time. Urban renewal designation is a necessary first step in this process, and tools like TIF are not automatic or guaranteed; but without urban renewal in place, many of the infrastructure and site challenges will remain unsolvable. Housing is a critical part of this conversation. The Sycamore area identifies realistic opportunities to add dense housing and potentially hundreds of units over time, while still respecting zoning and processes, buffering needs, and future site-specific review. Establishing this Urban Renewal Area will keep those options on the table and will allow flexibility as projects evolve. From a planning perspective, Gerlach also wanted to emphasize that this action preserves the Commission's role as any rezoning, site plans, or subdivisions will still come before this Commission. Tonight's decision is about setting the policy and the financial foundation, not bypassing future scrutiny. Finally, she wanted to acknowledge

the strong collaboration between City staff, property owners, and community partners that have brought this forward. The level of coordination is exactly what an urban renewal district is intended to support when a district is ready to move from planning to implementation. For these reasons, she would respectfully urge the Commission to recommend approval of the Sycamore Urban Renewal Area on behalf of Greater Iowa City, Inc., and it's a thoughtful, responsible step for reinvestment housing and long-term vitality.

Elliott closed the public hearing.

**MOTION: Atkins recommends that the Planning and Zoning Commission forward a written recommendation to the City Council stating that the Sycamore Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.**

**Miller seconded the motion.**

Townsend asked why the Eastdale area is not included in this because it's right across the street. Miller noted it is included.

Davies is fully supportive and thinks it's a great opportunity. For full transparency he did participate in the Strategic Investment District process with Greater Iowa City and found it really interesting. To address Atkin's comment about renewing a district that has expired previously, there's some energy in maybe approaching it a little bit more proactively, which could help. A lot of the time they see these districts established in a passive way, hoping private development takes over and runs with things but this is an opportunity to approach it more collaboratively with public and private partnership and presents maybe a different path forward that might have a little bit more energy. He is excited about re-energizing that area in particular.

**A vote was taken and the motion passed 7-0.**

**ZONING CODE TEXT AMENDMENT ITEM:**

**CASE NO. REZ25-0013:**

**Consideration of amendments related to 14-5J Floodplain Management Standards**

City Council adopted amendments to the City's Floodplain Management Standards in October 2025; the proposed amendments are required to address revisions to those amendments requested by the Federal Emergency Management Agency (FEMA).

Conley stated that City Council adopted amendments to the City's Floodplain Management Standards back in October 2025, the proposed amendments tonight are required to address revisions recommended by the Federal Emergency Management Agency (FEMA) to update the Code and the Floodplain Management Ordinance. The amendments focus on updating the code language to help clarify general floodplain management standards, definitions and processes. Ultimately, in October 2025 City Council adopted the amendment to the Floodplain Management Standards, with the primary reason to adopt the Flood Insurance Rate Map, which is known as the FIRM and the flood insurance study. Those were requirements by the Iowa Department of

Natural Resources (DNR) and FEMA. Ultimately, City Council did adopt that and when the ordinance was submitted to the Iowa Department of Natural Resources, they passed it along to FEMA for approval, and it was ultimately approved. There was a deadline to have this approved by December 26, 2025, and this is when the ordinance was published, and the Flood Insurance Rate Map and the flood insurance study became effective for the community. Conley explained these tools are utilized to determine what structures are impacted by the flood hazard areas throughout Iowa City.

Although FEMA has ultimately approved the ordinance from December 26, 2025, they did come back to the Iowa DNR with some comments of some minor revisions for City Council to ultimately approve. There are two revisions based on the FEMA comments. One would be to include a standard where all plumbing and utility equipment associated with new construction or substantial improvement be elevated or flood proofed to a minimum of one foot above the flood hazard elevation. The second revision would be of the substantial improvement definition to align with what FEMA and the Iowa DNR have and clarify that the community determined market value of the structure will be used ultimately to make these determinations. The proposed amendments are geared towards Iowa City Floodplain Management Standards in order to help the community maintain eligibility in the National Flood Insurance Program known as the NFIP and the requirements do come from FEMA directly.

Conley next shared a general summary of the proposed amendments brought forth tonight that would impact the general floodplain management section. Currently they do not have that plumbing, utility gas meter standard in the code however, it was included in the Planning and Zoning memo and the City Council memo, it just did not make it into the ordinance draft. Conley noted this is a regular standard that is seen throughout all communities participating in the NFIP so it is being presented tonight. Again it just addresses that any new construction or substantially improved structures have those plumbing, gas meters and utilities elevated or flood proofed if they're nonresidential, one foot above whatever flood hazard area they are located in. The second revision is the substantial improvement definition. This substantial improvement definition has existed in the ordinance for quite some time, however FEMA has updated theirs, and they would like to see Iowa City's updated to reflect what they have in their language as well. The current Iowa City Code definition allows the use of the assessed or market value to make these determinations, and the state of Iowa specifically goes to a higher standard and they have a provision that states any addition increasing the floor area by 25% would also trigger substantial improvement compliance with higher standards. Conley explained not all states have that, Iowa is just specific to that, and Iowa City has adopted that as well. What they are proposing to do is remove the assessed value option and clarify that only the market value determined by the community would be utilized in the substantial improvement determination. Iowa City would still be having the 25% compliance standard in there, that would not be changing. Conley also noted there is some other language that clarifies historic structures and processes for how substantial improvements would be determined that reflect what is also in the Iowa DNR's ordinance language and FEMA's as well.

Davies asked about the difference between community assessed market value and typical assessment. Conley explained the assessed value focuses more on the tax side and the market value fluctuates more often based on the demand in the housing market. The City utilizes the Assessor's report and that does determine market value and dwelling value and utilize that number consistently for each report and then do a calculation where they take the cost of the

improvement over the market value determined by the community, and then based on that determination, if that's greater than 50% that triggers a substantial improvement in compliance with the higher standards.

Davies asked if it is the same for commercial and residential property and assuming municipal property. Conley confirmed it is. She explained there's the option for an appeal by a community member on the value, they can go ahead and make an appraisal and send that in, but FEMA wants to see that it is clear that the market value is to be utilized consistently for each property.

Conley moved onto the analysis noting there are quite a few flood risks throughout Iowa City that do require proactive management, therefore elevating or flood proofing plumbing and utilities such as gas meters is a required minimum standard to be a participating community in the NFIP, and this does apply to new or substantially improved structures. Again, Conley added that Iowa City does go above and beyond the minimum by regulating to not only the 100 year, known as the 1% flood hazard area, but also regulate to the 0.2% known as the 500 year. Additionally, FEMA and the Iowa DNR both clarify that the market value, not the assessed value, must be used for the substantial improvement determination, and then again if there are any appeals to that community members are able to provide additional documentation to use in the cost evaluation. Lastly that revisions align with the City's existing practices to provide clear and consistent compliance with NFIP standards that have been developed and required by FEMA ultimately, and by implementing these revisions this allows the community to continue to receive the flood insurance that they get by being a participating community.

Staff recommends that Title 14 Zoning be amended, as illustrated in Attachment 2, to update requirements related to floodplain management standards in response to comments received from FEMA on the City's ordinance which are necessary to ensure Iowa City residents and businesses remain eligible to obtain flood insurance and participate in the National Flood Insurance Program.

Next steps, upon recommendation from Planning and Zoning tonight, a public hearing will be scheduled for consideration by the City Council. The timeline for that looks like February 17 is where Council would set the public hearing and then March 3 Council would have the public hearing and first consideration.

Elliott opened the public hearing, seeing no one Elliott closed the public hearing.

Wade asked about the new standard and if it only applies to the 100 year or to the 500 year as well. Conley noted technically this isn't a new standard, this standard has already existed but Iowa City needed to adopt it and move it forward. Again, this was presented to the Planning and Zoning Commission in the packet memo and City Council so this has been seen already by the community however, there's just certain parts of the language that needed to be updated, but it does at a minimum require that the 100 year, 1% any utilities or meters, plumbing be elevated one foot above but for Iowa City specifically, if there's a structure that's located in the 500 year, it would need to go above that.

**MOTION: Beining recommends approval of REZ25-0013, amendments to Title 14 Zoning as illustrated in Attachment 2, to update requirements related to floodplain management standards in response to comments received from FEMA on the City's ordinance which**

**are necessary to ensure Iowa City residents and businesses remain eligible to obtain flood insurance and participate in the National Flood Insurance Program.**

**Davies seconded the motion.**

**A vote was taken and the motion passed 7-0.**

**CONSIDERATION OF MEETING MINUTES: DECEMBER 17, 2025:**

Miller moved to approve the meeting minutes from December 17, 2025. Townsend seconded the motion, a vote was taken and the motion passed 6-0-1 (Atkins abstained).

**ELECTION OF OFFICERS:**

Wade nominated Elliott for chair, Davies seconded, a vote was taken and the motion passed 7-0.

Townsend nominated Wade for vice-chair, Davies seconded, a vote was taken and the motion passed 7-0.

Miller nominated Davies for secretary, Atkins seconded, a vote was taken and the motion passed 7-0.

**PLANNING AND ZONING INFORMATION:**

Russett noted that at City Council's meeting last night they adopted the State Preemption Ordinance that the Commission saw at the last meeting related to ADUs, area variances, fireworks, and multiple things.

Regarding the Comprehensive Plan update, Russett stated they are continuing to work on it, right now they're in the middle of drafting chapters, and the next steering committee meeting is March 4. Staff will continue to try to keep the Commission updated as they move forward.

Russett also stated that there will not be a meeting during spring break, which is March 18, if there's an application that needs to move forward they might need to look at scheduling another meeting that month but she will keep the Commission posted on that.

**ADJOURNMENT:**

Miller moved to adjourn, Davies seconded and the motion passed 7-0.

**PLANNING & ZONING COMMISSION  
ATTENDANCE RECORD  
2025-2026**

	2/19	3/5	5/7	6/4	6/18	7/2	7/16	8/6	8/27	9/3	10/15	11/5	11/19	12/3	12/17	2/4
<b>ATKINS, COLETTE</b>	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	X
<b>BEINING, KALEB</b>	---	---	---	---	---	X	O	X	X	O	O	X	X	X	X	X
<b>DAVIES, JAMES</b>	---	---	---	---	---	X	X	X	X	X	X	X	X	X	X	X
<b>CRAIG, SUSAN</b>	X	X	X	X	X	---	---	---	---	---	---	---	---	---	---	---
<b>ELLIOTT, MAGGIE</b>	X	X	X	X	X	X	O/E	X	X	O/E	X	O/E	X	X	X	X
<b>HENSCH, MIKE</b>	X	O/E	X	X	X	---	---	---	---	---	---	---	---	---	---	---
<b>MILLER, STEVE</b>	X	X	X	X	O/E	X	X	X	X	O/E	X	X	X	X	X	X
<b>QUELLHORST, SCOTT</b>	X	X	X	X	X	X	X	X	O/E	X	O/E	X	X	---	---	---
<b>TOWNSEND, BILLIE</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>WADE, CHAD</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

KEY:  
X = Present  
O = Absent  
O/E = Absent/Excused  
--- = Not a Member



# CITY OF IOWA CITY COUNCIL ACTION REPORT

February 17, 2026

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Resolution setting a public hearing on March 10, 2026 on project manual and estimate of cost for the construction of the Iowa City – FY2026 Pavement Rehabilitation Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

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Prepared By: Justin Harland – Senior Engineer  
Reviewed By: Jason Havel – City Engineer  
Ron Knoche – Public Works Director  
Geoff Fruin – City Manager  
Alexandra Bright - Asst. City Attorney  
Fiscal Impact: \$2,300,000.00 available in the Annual Pavement Rehabilitation account S3824.  
Staff Recommendation: Approval  
Attachments: [Resolution](#)

## **Executive Summary:**

This agenda item begins the bidding process for the FY2026 Pavement Rehabilitation Project. This project generally includes resurfacing streets with 3" HMA pavement, full depth HMA and PCC patching, chip sealing, sanitary sewer manhole replacement, storm intake removal and replacement, PCC sidewalks, and ADA curb ramp improvements at the following locations: Pine Street, Ash Street, Franklin Street, and Yewell Street, between Deforest Avenue and Ginter Avenue.

## **Background / Analysis:**

This project is done annually to address poor roadway conditions such as cracking, potholes, and faulting. By patching and overlaying the identified segments of roadway the service life of the pavements is extended. Sidewalk work is included to address repairs and provide accessible routes to residents. The project has been coordinated with other City departments to address infrastructure repairs with the project such as water mains, sanitary sewers, and storm sewers.

## **Project Timeline:**

Public Hearing / Approve Project Manual: March 10, 2026  
Bid Letting Date: March 31, 2026  
Contract Award Date: April 7, 2026  
Construction Dates: June 2026 to November 2026

Resolution No. \_\_\_\_\_

Resolution setting a public hearing on March 10, 2026 on project manual and estimate of cost for the construction of the FY2026 Pavement Rehabilitation Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Whereas, funds for this project are available in the Annual Pavement Rehabilitation account # S3824.

Now, therefore, be it resolved by the Council of the City of Iowa City, Iowa, that:

1. A public hearing on the project manual and estimate of cost for the construction of the above-mentioned project is to be held on the 10th day of March, 2026, at 6:00 p.m. in the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, or if said meeting is cancelled, at the next meeting of the City Council thereafter as posted by the City Clerk.
2. The City Clerk is hereby authorized and directed to publish notice of the public hearing for the above-named project in a newspaper published at least once weekly and having a general circulation in the City, not less than four (4) nor more than twenty (20) days before said hearing.
3. A copy of the project manual and estimate of cost for the construction of the above-named project is hereby ordered placed on file by the City Engineer in the office of the City Clerk for public inspection.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Approved by

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney's Office

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ the Resolution be adopted, and upon roll call there were:

Ayes:

Nays:

Absent:

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# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Resolution setting public hearing for March 10, 2026, on a proposal to convey a single-family home located at 1519 E. Court Street.

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Prepared By: Susan Dulek, First Ass't. City Manager  
Reviewed By: Tracy Hightshoe, NDS Director  
Geoff Fruin, City Manager  
Fiscal Impact: none  
Staff Recommendation: Approval  
Commission Recommendations: N/A  
Attachments: [Purchase Agreement](#)  
[Resolution](#)

## **Executive Summary:**

After more than ten years of trying to bring a vacant house into compliance with the City Code, the City filed a lawsuit asking the Court to transfer title to the City because it was abandoned as defined under State law, and the Court transferred title to the City in 2025. Because the house and garage were completely full of debris, the City spent approximately \$15,000 to remove the debris. Also, the City has paid off back taxes of approximately \$14,000 and has incurred additional costs. The real estate broker the City hired to sell the property "as is" listed the property for \$100,000, and City staff has accepted an offer of \$100,000 contingent on Council approval. The buyer will need to rehabilitate the house by taking it down to the studs and reinforcing a basement wall or to demolish it and build another house. Funds remaining from the sale after the City's costs are fully reimbursed will be provided to the previous owner.



# Counter Offer Form

This form approved by the Iowa City Area Association of REALTORS®



Counter Offer # 1

Address of Property: 1519 E. Court Street, Iowa City, IA 52245

In response to the  Offer  Counter Offer #      made by  Buyer  Seller dated: 02/10/2026, 20     

The following counter offer terms are hereby submitted:

1. Change of Purchase Price: None
2. Change of Possession / Closing Date: None
3. Other Changes:

Seller and Buyer acknowledge and agree the Real Estate is sold as is, and Seller makes no warranties, express or implied, as to the condition of the property, and Buyer accepts the Real Estate in its as is condition.

Buyer agrees to get a 3rd party structural engineering report on how to address the foundation wall. Buyer agrees to mitigate/correct based on said report.

Buyer acknowledges and agrees it has experience in comprehensive renovations that strip the property down to its structural framing, subfloor and exterior shell. This Purchase Agreement is contingent upon Buyer providing to Seller sufficient documentation, in Sellers sole determination, of its experience with this type of renovation within 10 days of acceptance of this offer, at which time the offer may be considered null and void.

Buyer may demolish and rebuild the home based on current zoning requirements or Buyer may rehabilitate and renovate the existing structures. In either instance, Buyer acknowledges and agrees it will pass final inspection on the residential building permit within eighteen months after closing. This provision will survive closing.

The City Council must approve the purchase.

***All other terms and conditions of the initial purchase offer and any prior counter offers to the purchase offer shall remain the same.***

Counter offer must be accepted by: 10:00  AM  PM on the 11th day of February, 20 26, or the original offer shall become null and void. Upon acceptance by all parties, the initial offer and this accepted counter offer becomes a binding contract for the sale and purchase of the real estate described in the referenced purchase agreement.

<i>Tracy Hightshoe</i> <small>dotloop verified 02/11/26 10:11 AM CST ZDWW:AALU-UFGA-7TQJ</small>	
Seller <span style="float: right;">date</span>	Seller <span style="float: right;">date</span>
<i>Jade Management, LLC</i> <small>dotloop verified 02/11/26 10:28 AM CST UUAC:P7CR-DPYC-4SGD</small>	
Buyer <span style="float: right;">date</span>	Buyer <span style="float: right;">date</span>

**Counter Offer not accepted as presented**

or

**See Additional Counter Offer**

# Residential Real Estate Purchase Agreement

This form approved by the Iowa City Area Association of REALTORS®



Date of Agreement: 02/10/2026

TO: The City of Iowa City (SELLER) --- (SELLER)

1. **REAL ESTATE DESCRIPTION:** The undersigned BUYERS hereby offer to buy real estate in Johnson County, Iowa locally known as: 1519 E. Court Street, City: Iowa City, Iowa, Zip Code 52245 and described as follows: (abbreviated Legal Description or Tax Parcel#) 1014201009

with any improvements located thereon, easements of record and appurtenant servient estates, and subject to the following: (a) any zoning and other ordinances; (b) any covenants of record; (c) any easements of record for public utilities, roads and highways; and (d) none (consider liens, other easements, interests of others) designated herein as "the Real Estate"; provided BUYERS, on possession, are permitted to make the following use of the Real Estate: any legal use

2. **PURCHASE PRICE:** The purchase price shall be \$100000. The method of payment shall be as follows: 100000

Check or  Electronic Check \$ 1000 (Earnest Money) to be submitted by within 24 hours  AM  PM  Noon on --- in the trust account or account of seller choice, to be delivered to the SELLERS upon performance of SELLERS' obligations and satisfaction of BUYERS' contingencies, if any, and the balance of the purchase price as designated below. If the BUYERS' earnest money deposit is not received by the SELLERS' broker/attorney by this deadline, SELLERS reserve the right to cancel this contract.

Select (A), (B), and/or (C), (D), (E)

A.  **NEW MORTGAGE:**  Conventional  FHA  VA  Other --- This Purchase Agreement is contingent upon the BUYERS obtaining a written commitment for a first real estate mortgage for --- % of the purchase price with interest on the promissory note secured thereby of not more than --- % amortized over a term of not less than --- years, with a balloon due date of not less than --- years. BUYERS agree to pay no more than --- % for loan origination fees and points, and to pay in addition all other customary loan costs. BUYERS agree upon acceptance of this offer to immediately make application for such mortgage with a commercial mortgage lender and to exercise good faith efforts to obtain a mortgage commitment as above provided. Upon receiving written loan commitment (supported by the lender's required appraisal), BUYERS shall release this contingency in writing. If BUYERS have not delivered a written financing contingency release containing the above terms, or terms acceptable to BUYERS, on or before --- at ---  AM  PM  Noon, either SELLERS or BUYERS may declare this Purchase Agreement null and void and all payments made hereunder shall be returned. BUYERS shall pay the balance of the purchase price at the time of closing by combination of BUYERS' personal funds and the net mortgage proceeds.

B.  **CASH:** BUYERS will pay the balance of the purchase price in cash at the time of closing. This Purchase Agreement is not contingent upon BUYERS obtaining such funds. This offer is subject to BUYERS providing SELLERS with written proof and documentation that BUYERS have immediately available U.S. funds in the amount of the purchase price no later than ---  AM  PM  Noon on --- within 24 hours of a/o ---.

C.  **Yes**  **No** This offer is contingent upon and subject to BUYERS closing and obtaining proceeds from the sale of his/her current house. Refer to the attached SALE OF HOUSE ADDENDUM.

D.  **OTHER FINANCING TERMS:** ---

E.  If a Mortgage Assumption, Installment Contract Assumption, or Installment Contract sale, see attached addendum.

3. **POSSESSION:** If BUYERS timely perform all obligations, possession for the Real Estate shall be delivered to BUYERS on 04/13/2026, with any adjustments of rent, taxes, insurance, interest, and other applicable matters to be made as of the date of transfer of possession. Closing of the transaction shall occur after approval of title and vacation of the premises by SELLERS, in the condition ready for BUYERS' possession. Possession shall not be delivered to the BUYERS until completion of the closing, which shall mean delivery to the BUYERS of all title transfer documents and receipt of the purchase price funds then due from BUYERS. If by mutual agreement the parties select a different possession or closing date, they shall execute a separate agreement setting forth the terms thereof.

4. **CLOSING AUTHORIZATION:** BUYERS and SELLERS understand and have been advised by their respective brokers that the amount and rate of real estate compensation is not fixed by law and are fully negotiable. Real estate commissions include all compensation and fees that are due to brokers. SELLERS authorize any escrow or closing agent authorized to close this transaction to collect and disburse 3% of the gross sales price to BUYERS' broker. The amount specified in this paragraph will be applied

BUYER Initials JML BUYER Initials --- SELLER Initials TH SELLER Initials ---

toward any compensation and BUYERS have agreed to pay their broker as specified in a separate written representation agreement. BUYERS' broker may submit this Agreement, as instructions to compensate BUYERS' broker pursuant to this paragraph, to any such escrow or closing agent.

5. **REAL ESTATE TAXES/SPECIAL ASSESSMENTS:** SELLERS to be responsible for all real estate taxes that are attributable to the SELLERS' ownership of the property which shall include taxes that are liens for prior years and taxes that are due and payable for the fiscal year in which the closing occurs.

- A.  There shall be no proration of subsequent taxes.
- B.  BUYERS shall be given a credit for subsequent taxes prorated to the date of closing. Subsequent taxes shall be calculated using the latest known applicable assessed value(s), roll back(s), exception(s) and levy of record at the time of closing.

**SPECIAL ASSESSMENTS:** select (C) or (D)

- C.  SELLERS shall pay all special assessments which are a lien on the Real Estate as of the date of closing.
- D.  SELLERS shall pay all installments of special assessments which are a lien on the Real Estate and, if not paid, would become delinquent during the calendar year this offer is accepted, and all prior installments thereof. All other special assessments shall be paid by BUYERS.

6. **FIXTURES:** All property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, automatic garage door openers and transmitter units, all drapery rods and curtain rods, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners (unless water softener is rental), automatic heating equipment, air conditioning equipment, wall-to-wall carpeting, mirrors attached to walls or doors, fireplace screen and grate, attached barbeque grills, weather vane, all built-in kitchen appliances, built-in items and electrical cable, outside television towers and antenna, fencing, associated swimming pool equipment, central vacuum system equipment, underground pet containment fencing with transmitters and collars, gates and landscaping shall be considered a part of Real Estate and also including the following: none

Each of the above included items is a fixture that integrally belongs to or is a part of the Real Estate. In the event any of the above items are characterized as personal property, such personal property items are not considered a part of the Real Estate and shall be transferred with no monetary value, free and clear of all liens and encumbrances. The following items shall be excluded: \_\_\_\_\_

7. **DEED:** Upon payment of the purchase price, SELLERS shall convey the Real Estate to BUYERS or their assignees by warranty Deed, free and clear of all liens, restrictions and encumbrances except as provided in 1(a) through 1(d). Any general warranties of title shall extend only to the time of acceptance of this offer, with special warranties as to acts of SELLERS continuing up to time of delivery of the deed.

8. **TIME IS OF THE ESSENCE:** Time is of the essence in this contract.

9. **CONDITION OF PROPERTY:**

A. The property as of the date of this Purchase Agreement including buildings, grounds and all improvements will be preserved by the SELLERS in its present condition until possession, ordinary wear and tear excepted. The SELLERS shall have the heating, electrical, plumbing, air conditioning systems, well (if applicable) and all included appliances, whether subject to inspection set forth hereinafter or not, in working condition as of the date of delivery of possession, except for \_\_\_\_\_ . In determining whether or not the systems are in working condition and for the purpose of inspecting the property as outlined in Paragraph 9B(1) of this Purchase Agreement, working condition shall be defined as operating in a manner in which the item was designed to operate. SELLERS shall leave all utilities (gas, electric, water) on  Yes  No  Not Applicable for all inspections and for the final walk-through by the BUYERS prior to closing.

B. The BUYERS must choose one of the following alternatives relative to the condition and quality of the property:

1)  By \_\_\_\_\_  AM  PM  Noon on \_\_\_\_\_, the BUYERS may, at their sole expense, have the property inspected by a person authorized to issue an independent home inspection report pursuant to Iowa Code Section 558A.4A, subsection 1 to determine if there are MAJOR deficiencies in the following MAJOR COMPONENTS of the Real Estate: central heating system, central cooling system, plumbing system, sewer system, well and well water (if applicable), electrical system, roof, walls, ceiling, floors, foundation and basement. SELLERS and BUYERS acknowledge that the property may have imperfect cosmetic conditions that do not affect the working condition of the item and are not considered major deficiencies, including but not limited to: broken seals in windows; minor tears, worn spots, and/or discoloration of floor coverings, wallpaper or window treatments; nail holes, scratches, dents, scrapes or chips in ceilings, walls, floors; and/or surface cracks in driveways or patios. Failure to meet present construction standards and code requirements is not considered a deficiency in the property unless it is new construction, or unless that failure produces a condition which creates an unreasonable danger or risk to the property or to its occupants. By the same aforementioned date, BUYERS must notify the SELLERS in writing of any MAJOR deficiencies for which they are requesting remedies. The notification must be accompanied by a copy of a written inspection report from a qualified inspector identifying the MAJOR deficiencies. SELLERS shall, within FIVE (5) calendar days after receipt of BUYERS' notification, notify the BUYERS in writing that (1) SELLERS agree to remedy the MAJOR deficiencies as requested by BUYERS, in which case this Purchase Agreement as so modified shall be binding on all parties, or (2) SELLERS do not agree to the remedy request in whole or in part and offer a counter proposal to BUYERS. Upon receipt of said counter proposal from SELLERS, the BUYERS shall have FIVE (5) calendar days in which to accept the SELLERS' counter proposal by signing it, or to notify the SELLERS in writing that such steps are not acceptable, in which case, either SELLERS or BUYERS may declare this offer null and void, and any earnest money shall be returned to BUYERS. IN THE ABSENCE OF WRITTEN NOTICE OF ANY DEFICIENCY FROM BUYERS, OR IF BUYERS FAIL TO RESPOND TO THE





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
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SELLERS' COUNTER PROPOSAL WITHIN THE TIME SPECIFIED HEREIN, THIS PROVISION SHALL BE DEEMED WAIVED BY PARTIES AND THIS PURCHASE AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT. IF SELLERS FAIL TO RESPOND TO THE BUYERS' REMEDY REQUEST WITHIN THE TIME SPECIFIED HEREIN, BUYERS MAY DECLARE THE OFFER NULL AND VOID AND ALL EARNEST MONEY SHALL BE RETURNED.

- 2)  BUYERS acknowledge that they have been advised of the right of property inspection and have declined to make said inspection(s).  /  Buyer's initials
- C. The BUYERS must choose one of the following alternatives relative to the presence of radon in the home:
  - 1)  By \_\_\_\_\_  AM  PM  Noon on \_\_\_\_\_, the BUYERS may, at their sole expense, have the property tested for the presence of radon gas. Such test shall be conducted by an Iowa Certified Radon Specialist. SELLERS agree to sign documents required for the test to be completed and agree to cooperate with the specialist in carrying out the test. By the same date, BUYERS must notify SELLERS in writing of any average radon reading in excess of \_\_\_\_\_ pCi/L. The notification shall be accompanied by a copy of the written radon report. The cost of mitigation, if necessary, shall be negotiated within the time frames and remedies in Paragraph 9B(1).
  - 2)  BUYERS acknowledge that they have been advised of their right to conduct a radon test and have declined to order said test.  /  Buyer's initials
- D. Septic system to be inspected and repaired  Yes  No  Not Applicable. Iowa Code 455B.172 mandates the inspection of septic systems, unless exempt, prior to the transfer of property. If applicable, see the attached Septic System Inspection and Repair Addendum.
- E. The BUYERS shall be permitted access to the property prior to possession or closing, whichever is sooner, in order to determine that there have been no changes in the condition of the property except those mutually agreed upon and that it is ready for BUYERS' possession. At time of closing or possession, whichever occurs sooner, BUYERS will accept the property in its present condition without further warranties or guarantees by SELLERS or BROKER concerning the condition of the property. This, however, shall not relieve the SELLERS of any liability for any condition(s) that is/are defined as latent defect(s) or any express warranties contained in the Purchase Agreement or other written agreement between the parties; nor shall this paragraph relieve the SELLERS of any liability for any implied warranty applicable under Iowa law.
- F. The inspection of any part of the property not covered in 9B(1) or the remedy of any condition not addressed in 9B(1), including but not limited to cosmetic conditions that the BUYERS require, shall be addressed in Paragraph 27 of this Purchase Agreement.
- G. SELLERS acknowledge that the property  is  is not serviced by propane fuel (LP). If the property is serviced by propane fuel (LP), the propane tank(s)  is/are  is/are not owned by the SELLERS and there  is  is not an existing written contract between the SELLERS and the propane vendor. BUYERS agree to reimburse the SELLERS for all propane fuel (LP) remaining in the tank(s) on the property at the time of closing.

10. WOOD DESTROYING INSECT INSPECTION: select (A) or (B)

- A.  By \_\_\_\_\_  AM  PM  Noon on \_\_\_\_\_, BUYERS may, at BUYERS' expense, have the property inspected for termites or other wood destroying insects by a licensed Pest Inspector. If infestation or damage due to prior infestation is discovered, SELLERS shall have the option of either having the property treated for infestation by a licensed Pest Exterminator and having any damage repaired to BUYERS' satisfaction, or declaring this Purchase Agreement void. This provision shall not apply to fences, trees, shrubs, or outbuildings other than garages. BUYERS may accept the property in its existing condition without such treatment or repairs.
- B.  BUYERS acknowledge that they have been advised of their right of a pest inspection and have declined to make said inspection unless required by the lending institution at which time said inspection would be at BUYERS' expense and BUYERS will have the same rights as under paragraph 10A if active infestation or damage due to prior infestation is discovered.  /  Buyers' initials

- 11. **INSURANCE:** SELLERS shall bear the risk of loss or damage to the property prior to closing or possession, whichever first occurs. SELLERS agree to maintain existing insurance and BUYERS may purchase additional insurance. In the event of substantial damage or destruction prior to closing, this Purchase Agreement shall be null and void, unless otherwise agreed by the parties. The property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing date; provided however, BUYERS shall have the option to complete the closing and receive insurance proceeds regardless of the extent of damages.
- 12. **USE OF PURCHASE PRICE:** At time of settlement, funds of the purchase price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.
- 13. **ABSTRACT AND TITLE:** SELLERS, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through the date of acceptance of this offer and deliver it to BUYERS for examination. It shall show merchantable title in SELLERS' names in conformity with this Purchase Agreement, Iowa law, and Title Standards of the Iowa State Bar Association. The abstract shall become the property of the BUYERS when the purchase price is paid in full. SELLERS shall pay the costs of any additional abstracting and title work due to any act or omission of SELLERS, including transfers by or the death of SELLERS or their assignees. If, at the time of closing, there remain unresolved title objections, the parties agree to escrow from the sale proceeds a sufficient amount to protect the BUYERS' interests until said objections are corrected, allowing a reasonable time for the corrections of said objections; provided, however, that if the commercial mortgage lender of the BUYERS will not make the mortgage funds available with such escrow, the provisions for escrow for title defects shall not be applicable.
- 14. **JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE:** If SELLERS, immediately preceding acceptance of this offer, hold title to the Real Estate in joint tenancy with full right of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of the SELLERS, then the proceeds of this sale, and continuing or recaptured rights of SELLERS in the Real Estate, shall belong to SELLERS as joint tenants with full right of survivorship and not as tenants in common; and BUYERS, in the event of the death of either SELLER, agree to pay

     
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any balance of the price due SELLERS under this contract to the surviving SELLER and to accept a deed from the surviving SELLER consistent with Paragraph 7.

- 15. **JOINDER BY SELLER'S SPOUSE:** SELLER'S spouse, if not a title holder immediately preceding acceptance of this offer, executes this contract solely to relinquish all rights of dower, homestead and distributive share in compliance with Section 561.13 of the Iowa Code and further agrees to execute the deed or real estate contract for this purpose.
- 16. **REMEDIES OF THE PARTIES:**
  - A. If BUYERS fail to timely perform this contract, SELLERS may forfeit it as provided in the Iowa Code, and all payments made shall be forfeited or, at SELLER'S option, upon Thirty (30) calendar days written notice of intention to accelerate the payment of the entire balance because of such failure (during which thirty calendar days such failure is not corrected) SELLERS may declare the entire balance due and payable. Thereafter this contract may be foreclosed in equity and the Court may appoint a receiver.
  - B. If SELLERS fail to timely perform this contract, BUYERS have the right to have all payments made returned to them.
  - C. BUYERS and SELLERS also are entitled to utilize any and all other remedies or actions at law or in equity available to them and shall be entitled to obtain judgment for costs and attorney fees as permitted by law.
  - D. In the event BUYERS fail to perform their obligations hereunder and as a result, forfeit to the SELLERS any payments made under this contract, upon receipt of said forfeited payments, SELLERS shall pay BROKER one-half of the forfeited payments, said one-half not to exceed the total commission due to the BROKER. In the event the SELLERS fail to perform SELLERS' obligations under this contract when required to do so, SELLERS shall pay to BROKER the BROKER'S commission in the amount set forth in the SELLERS' Listing Agreement with the BROKER.
- 17. **STATEMENT AS TO LIENS:** If BUYERS intend to assume or take subject to a lien on the Real Estate, SELLERS shall furnish BUYERS with a written statement prior to closing from the holder of such lien(s), showing the correct balance due.
- 18. **APPROVAL OF COURT:** If the sale of the Real Estate is subject to Court approval, the fiduciary shall promptly submit this contract for such approval. If this contract is not approved by the \_\_\_\_\_, either party may declare this contract null and void and all payments made hereunder shall be returned to BUYERS.  Not Applicable
- 19. **CONTRACT BINDING ON SUCCESSORS IN INTEREST:** This contract shall apply to and bind the successors in interest of the parties.
- 20. **CONSTRUCTION:** Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to context.
- 21. **SURVEY AND SQUARE FOOTAGE REPRESENTATION:** The BUYERS may, within \_\_\_ calendar days of acceptance of this offer, have the property surveyed at their expense. If the survey, certified by a Registered Land Surveyor, shows any encroachment on said property or if any improvements located on the subject property encroach on lands of others, such encroachments shall be treated as a title defect. Assuming a representation for square footage has been made, BUYERS understand and agree that said representation is only an approximation of the exact number of square feet the property contains. The BUYERS have the right to obtain their own measurement of square footage.
- 22. **AGENCY DISCLOSURE:** The Listing and Selling Agents/Brokers are agents of the parties hereto as outlined below, and their fiduciary duties of loyalty and faithfulness are owed to the party they represent. However, they must treat the other party with honesty and fairness.

The SELLERS in this transaction are represented by:

Julie Dancer / LKR (Agent/Brokerage Names)

Email: juliedancer06@gmail.com Fax: \_\_\_\_\_ Cell: 319.310.5522

The BUYERS in this transaction are represented by:

Julie Dancer / LKR (Agent/Brokerage Names)

Email: juliedancer06@gmail.com Fax: \_\_\_\_\_ Cell: 319.310.5522

If Agent (including Appointed Agency) and/or Brokerage (including Consensual Dual Agency) Names are shown as representing both parties, a detailed explanation of representation shall be attached. Further, the BUYERS and SELLERS acknowledge that prior to signing this Purchase Agreement that their respective Listing or Selling Agent made a written disclosure of type of representation being provided.

23. **DISCLOSURES / ADDENDUM:**

- A.  **Residential Property Seller Disclosure Statement:** The BUYERS acknowledge receipt of the Residential Property Seller Disclosure Statement prior to executing this Purchase Agreement. A copy of the Residential Property Seller Disclosure Statement is attached to this Purchase Agreement.
- B.  **Residential Property Seller Disclosure Statement is not applicable.**
- C.  **Homeowners Association / Condominium Association / Common Interest Community Addendum (HOA)**
- D.  **Lead-Based Paint Disclosure Statement** – BUYER'S agent is hereby informing the SELLER of the SELLER'S obligations under federal code to disclose lead based paint and is hereby aware of their responsibility to ensure compliance.
- E.  **Sale of House Addendum**
- F.  Other Addendum: \_\_\_\_\_
- G.  Other Addendum: \_\_\_\_\_

  
BUYER Initials

  
BUYER Initials

  
SELLER Initials

  
SELLER Initials

24. **NOTICE:** Any notice required under this Purchase Agreement shall be in writing and shall be effective if to BUYERS when physical delivery is received by BUYERS or by BUYERS' Agent, and if effective to SELLERS when physical delivery is received by SELLERS or SELLERS' Agent. Physical delivery may be either by personal delivery or upon the date of the posting of said notice by Certified Mail. As an alternative to physical delivery, any signed document or written notice may be delivered to the respective principal's agent, as set forth in Paragraph 22 herein, in electronic form by facsimile or e-mail. The facsimile or e-mail delivery confirmation shall constitute notice of delivery. Documents with original signatures shall be provided, by the agent, to their principal.

For the SELLERS: The City of Iowa City For the BUYERS: Jade Management LLC, Tiffany Ralston  
Address: Address of Record Address: 1143 Maple St. Iowa City, IA 52240

25. **REPRESENTATIONS:** It is understood that no representations made by the Agent in the negotiation of this sale are being relied upon unless incorporated herein or endorsed in writing.

26. **COUNTER PARTS CLAUSE:** All parties agree to be bound to this contract even if every party does not sign on one original, as long as each copy that is signed is identical to every other signed copy.

27. **OTHER PROVISIONS:**

none other

28. **TIME FOR ACCEPTANCE:** If this offer is not accepted by SELLERS by 02/11/2026  
at 10:00  AM  PM  Noon, it shall become void and all payments shall be repaid to BUYERS.  
5:00 PM



\*\*\* THIS IS A LEGAL, BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE \*\*\*

The undersigned have read and agree to the terms of this Purchase Agreement.

Jade Management, LLC dotloop verified 02/10/26 2:53 PM CST YKXP-BGBQ-D8KM-BYHS

Buyer \_\_\_\_\_ time / date

Buyer \_\_\_\_\_ time / date

Buyer \_\_\_\_\_ time / date

**Offer is REJECTED as presented**  
Seller \_\_\_\_\_ time / date  
Seller \_\_\_\_\_ time / date

Seller \_\_\_\_\_ time / date

Seller \_\_\_\_\_ time / date

OR

**See attached COUNTER OFFER**  
Tracy Hightshoe dotloop verified 02/11/26 1:11 PM CST 0YXZ-ZCXN-M1F4-UOPY  
Seller \_\_\_\_\_ time / date  
Seller \_\_\_\_\_ time / date

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BUYER Initials

7H 02/11/26 dotloop verified  
SELLER Initials

SELLER Initials

Resolution No. \_\_\_\_\_

**Resolution setting public hearing for March 10, 2026, on a proposal to convey a single-family home located at 1519 E. Court Street.**

Whereas, in 2025 the Johnson County District Court transferred title to the City of 1519 E. Court Street, a single-family home with a detached garage, that had been vacant for approximately 15 years, after finding it be abandoned under State law; and

Whereas, the City removed all the debris from the house and garage;

Whereas, the City hired a real estate broker who listed the property for sale "as is" for \$100,000; and

Whereas, the buyer will need to rehab the home by taking it down to its structural framing, subfloor, and exterior shell (aka, to the studs) and reinforcing a foundation wall or to demolish it and build a new house; and

Whereas, City staff has accepted an offer for the property for \$100,000 contingent on Council approval; and

Whereas, State law requires a public hearing on the proposed conveyance.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The City Council does hereby declare its intent to convey the home located at 1519 E. Court Street, Iowa City, Iowa, for the sum of \$100,000.
2. A public hearing on said proposal should be and is hereby set for March 10, 2026, at 6:00 p.m. in Emma J. Harvat Hall of the Iowa City City Hall, 410 East Washington Street, Iowa City, Iowa, or if said meeting is cancelled, at the next meeting of the City Council thereafter as posted by the City Clerk, and that the City Clerk be and is hereby directed to cause notice of said public hearing to be published as provided by law.

Passed and approved this \_\_\_\_\_ day of February, 2026.

\_\_\_\_\_  
Mayor

Approved by:

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney's Office



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Resolution instituting proceedings to take additional action for the issuance of not to exceed \$22,000,000 General Obligation Bonds of the City of Iowa City, State of Iowa (For Essential Corporate Purposes).

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Prepared By: Jacklyn Fleagle, Assistant Finance Director

Reviewed By: Nicole Davies, Finance Director  
Geoff Fruin, City Manager  
Eric R. Goers, City Attorney

Fiscal Impact: Adopted as part of the FY2026 Revised Budget and 2026-2030 Capital Improvement Program.

Staff Recommendation: Approval

Commission Recommendations: N/A

Attachments: [2026 General Obligation Bonds Project Schedule by Hearing Type Resolution](#)

## **Executive Summary:**

There are three public hearings required for the issuance of the 2026 General Obligation Bonds scheduled for February 17th.

Attached is a project schedule by hearing for the 2026 General Obligation Bonds.

## **Background / Analysis:**

The City issues bonds every spring to fund the current year's capital improvement projects listed in the Five-Year Capital Improvement Program.

The City's bond attorney, Kristin Billingsley Cooper, determines the number of bond resolutions required based upon the purpose and classification of the bonds being issued.

Iowa state code classifies general obligation bonds as either General or Essential. General obligation bonds classified as General are limited to \$1,384,499 per project and are subject to reverse referendum within 30 days of adoption of the resolution. General obligation bonds classified as Essential do not have a \$1,384,499 project expense cap and are not subject to reverse referendum.

The public hearings for the 2026 General Obligation Bond issue have a total combined issuance amount of not to exceed \$24,600,000 for projects totaling \$23,190,000. The difference between the two amounts is the estimated bond issuance costs.

**2026 General Obligation Bonds  
Project Schedule by Hearing Type**

Proj. #	Project Name	Description	Type	Essential Purpose	General Purpose - BAS Upgrades, ADA Elevator Imp, Park Improvements	General Purpose - Recreation Center Improvements, Furniture/Flooring, BAS Upgrades
P3991	Carson Farms Stormwater Retention Basin	This project will construct a new lake for stormwater retention west of Highway 218, south of Rohret Road.	Waterways	\$ 1,000,000		
R4358	City Park Shelters & Restroom Replacement	This project will demolish 6 picnic shelters in Lower City Park, 4 shelters in Upper City Park and 1 restroom in Lower City Park. These will be replaced with 1 large and 4 small shelters in Lower City Park, 1 large and 2 small shelters in Upper City Park, 1 new restroom in Lower City Park, and renovate one existing restroom in Lower City Park. The replacement facilities will be in locations further from the river as outlined in the Lower City Park Master Plan and in locations of Upper City Park that account to the tree canopy and new pool layout	Parks	\$ 1,450,000		
R4389	N. Market Square Playground Replacement	Replace playground at North Market Square Park. This includes replacing rubber mat surface with engineered wood fiber. Adjacent elementary school playground has poured in place surfacing.	Parks	\$ 300,000		
R4408	Columbarium Construction/Expansion	Design and construction of a new Columbarium structure for single and double cremation niches. The scope of this project may or may not include the expansion of the current Forestview Columbarium.	Buildings	\$ 720,000		
R4421	Hwy 1/6/Riverside Trail	This project constructs approximately 1,800 feet of 10' wide trail along Highway 1/Highway 6 generally from Orchard Street to the Highway 6 Bridge over the Iowa River. It also includes approximately 250 feet of sidewalk connecting the existing sidewalks on Riverside Drive north of Highway 1/Highway 6 to the new trail and the addition of an ADA crosswalk on the west leg of Hwy 6 at Gilbert Street.	Trail	\$ 355,000		
S3946	Court Street Reconstruction	This project will reconstruct Court Street from Muscatine Avenue to 1st Avenue.	Streets	\$ 2,000,000		
S3963	Burlington Street Bridge Replacement	This project will replace both the eastbound and westbound Burlington Street bridges with one new bridge over the Iowa River. In addition, the project will include repair or replacement of the existing pedestrian overpass at Riverside Drive, realignment of Grand Avenue west of Riverside Drive, reconstruction of portions of Grand Avenue, Burlington Road and Melrose Avenue, and investigation of the feasibility of eliminating the existing dam. This project will be a joint project with the DOT.	Streets	\$ 4,000,000		
S3982	North Dodge St / ACT Circle - Signalization	This project will install traffic signals for motorists/pedestrians at the North Dodge Street / ACT Circle intersection.	Streets	\$ 3,070,000		
R4362	Napoleon Park Softball Fields 5-8 Renovation	5-8 at the Napoleon Park Softball Complex. The project will include the laser grading infields, the addition of drainage tile, new	Recreation		\$ 500,000	
R4388	ADA Elevator Improvements	A. Lee Recreation Center need ADA operating system updates including braille, visible and verbal signals to indicate which	Buildings		\$ 402,000	
R4398	Thornberry Dog Park Improvements	This project will fix the pond and replace or improve trails, fencing and other amenities.	Recreation		\$ 150,000	
R4412	Robert A Lee Recreation Center Roof	Replace or repair RALRC roof.	Buildings			\$ 953,000
Y4450	Animal Shelter BAS Upgrade	Animal Shelter BAS (Building Automation System) update/upgrade.	Buildings		\$ 55,000	
Z4414	Flooring/Furniture Station 1	and furniture replacement funds were reallocated to the fire station 1 sleeping area remodel. The current flooring and office	Buildings			\$ 95,000
Z4415	Fire Station 2 & 4 BAS Upgrade	controls software, field devices to be compatible with new controls, installation of new controllers, VFDs, perimeter heat temp	Buildings			\$ 115,000
5039	Refunding of 2016E	To refund outstanding bonds.	Other	\$ 8,025,000		
GO Bond 2026 Project Totals				\$20,920,000	\$ 1,107,000	\$ 1,163,000

Public Hearing Amount

\$22,000,000 \$ 1,300,000 \$ 1,300,000

**Items to Include on Agenda  
For the Council Meeting on February 17, 2026**

**City of Iowa City, Iowa**

Not to Exceed \$22,000,000 General Obligation Bonds (ECP-1)

- Public hearing on the issuance.
- Resolution instituting proceedings to take additional action.

Notice Must Be Given Pursuant to Iowa Code  
Chapter 21 and the Local Rules of the City.

February 17, 2026

The City Council of the City of Iowa City, State of Iowa, met in \_\_\_\_\_ session, in the Emma J. Harvat Hall, City Hall, 410 E. Washington, Iowa City, Iowa, at \_\_\_\_\_ .M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the issuance of not to exceed \$22,000,000 General Obligation Bonds, in order to provide funds to pay costs of the opening, widening, extending, grading and drainage of the right-of-way of streets, highways, avenues, alleys, and public grounds; the construction, reconstruction, and repairing of any street and streetscape improvements, including the replacement or planting of trees in public areas, related utility work, traffic control devices, lighting, trails, sidewalks, and the acquisition of real estate for such purposes; the acquisition, construction, reconstruction, enlargement, improvement, and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches thereto; the acquisition, construction and improvement of works and facilities useful for the collection and disposal of surface waters and streams, and for the protection of property situated within the corporate limits from floods or high waters, and for the protection of property from the effects of flood waters; the acquisition and improvement of real estate for cemeteries, and the construction, reconstruction, and repair of cemetery facilities; and the rehabilitation and improvement of parks already owned, including facilities, equipment and improvements commonly found in city parks; and the settlement, adjustment, renewing, or extension of any part or all of the legal indebtedness of a city, whether evidenced by bonds, warrants, or judgments, or the funding or refunding of the same, whether or not such indebtedness was created for a purpose for which general obligation bonds might have been issued in the original instance, including the Taxable Urban Renewal Revenue Capital Loan Notes, Series 2016E, for essential corporate purposes, and that notice of the proposal to issue the Bonds had been published as provided by Section 384.25 of the Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Bonds. The Clerk advised the Mayor and the Council that \_\_\_\_\_ written objections had been filed. The Mayor then called for oral objections to the issuance of the Bonds and \_\_\_\_\_ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Mayor declared the hearing on the issuance of the Bonds to be closed.

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member \_\_\_\_\_ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "Resolution Instituting Proceedings to Take Additional Action for the Issuance of Not to Exceed \$22,000,000 General Obligation Bonds", and moved:

- that the Resolution be adopted.
- to Adjourn and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called and the vote was,

Ayes: \_\_\_\_\_

\_\_\_\_\_

Nays: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

Resolution No. \_\_\_\_\_

Resolution Instituting Proceedings to Take Additional Action for  
the Issuance of Not to Exceed \$22,000,000 General Obligation  
Bonds

Whereas, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$22,000,000 General Obligation Bonds, for the essential corporate purposes, in order to provide funds to pay costs of the opening, widening, extending, grading and drainage of the right-of-way of streets, highways, avenues, alleys, and public grounds; the construction, reconstruction, and repairing of any street and streetscape improvements, including the replacement or planting of trees in public areas, related utility work, traffic control devices, lighting, trails, sidewalks, and the acquisition of real estate for such purposes; the acquisition, construction, reconstruction, enlargement, improvement, and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches thereto; the acquisition, construction and improvement of works and facilities useful for the collection and disposal of surface waters and streams, and for the protection of property situated within the corporate limits from floods or high waters, and for the protection of property from the effects of flood waters; the acquisition and improvement of real estate for cemeteries, and the construction, reconstruction, and repair of cemetery facilities; and the rehabilitation and improvement of parks already owned, including facilities, equipment and improvements commonly found in city parks; and the settlement, adjustment, renewing, or extension of any part or all of the legal indebtedness of a city, whether evidenced by bonds, warrants, or judgments, or the funding or refunding of the same, whether or not such indebtedness was created for a purpose for which general obligation bonds might have been issued in the original instance, including the Taxable Urban Renewal Revenue Capital Loan Notes, Series 2016E, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and following action is now considered to be in the best interests of the City and residents thereof.

Now, Therefore, Be It Resolved by the City Council of the City of Iowa City, State of Iowa:

**Section 1.** That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$22,000,000 General Obligation Bonds, for the foregoing essential corporate purposes.

**Section 2.** This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Bonds. The amounts so advanced shall be reimbursed from the proceeds of the Bonds not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

Passed and Approved this 17<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Certificate

State of Iowa )  
 ) SS  
County of Johnson )

I, the undersigned City Clerk of the City of Iowa City, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

Witness my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
City Clerk, City of Iowa City, State of Iowa

(Seal)



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Resolution instituting proceedings to take additional action for the issuance of not to exceed \$1,300,000 General Obligation Bonds of the City of Iowa City, State of Iowa (for general corporate purposes).

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Prepared By: Jacklyn Fleagle, Assistant Finance Director

Reviewed By: Nicole Davies, Finance Director  
Geoff Fruin, City Manager  
Eric R. Goers, City Attorney

Fiscal Impact: Adopted as part of the FY2026 Revised Budget and 2026-2030 Capital Improvement Program.

Staff Recommendation: Approval

Commission Recommendations: N/A

Attachments: [2026 General Obligation Bonds Project Schedule by Hearing Type Resolution](#)

## **Executive Summary:**

There are three public hearings required for the issuance of the 2026 General Obligation Bonds scheduled for February 17th. Attached is a project schedule by hearing for the 2026 General Obligation Bonds.

## **Background / Analysis:**

The City issues bonds every spring to fund the current year's capital improvement projects listed in the Five-Year Capital Improvement Program.

The City's bond attorney, Kristin Billingsley Cooper, determines the number of bond resolutions required based upon the purpose and classification of the bonds being issued.

Iowa state code classifies general obligation bonds as either General or Essential. General obligation bonds classified as General are limited to \$1,384,499 per project and are subject to reverse referendum within 30 days of adoption of the resolution. General obligation bonds classified as Essential do not have a \$1,384,499 project expense cap and are not subject to reverse referendum.

The public hearings for the 2026 General Obligation Bond issue have a total combined issuance amount of not to exceed \$24,600,000 for projects totaling \$23,190,000. The difference between the two amounts is the estimated bond issuance costs.

**2026 General Obligation Bonds  
Project Schedule by Hearing Type**

Proj. #	Project Name	Description	Type	Essential Purpose	General Purpose - BAS Upgrades, ADA Elevator Imp, Park Improvements	General Purpose - Recreation Center Improvements, Furniture/Flooring, BAS Upgrades
P3991	Carson Farms Stormwater Retention Basin	This project will construct a new lake for stormwater retention west of Highway 218, south of Rohret Road.	Waterways	\$ 1,000,000		
R4358	City Park Shelters & Restroom Replacement	This project will demolish 6 picnic shelters in Lower City Park, 4 shelters in Upper City Park and 1 restroom in Lower City Park. These will be replaced with 1 large and 4 small shelters in Lower City Park, 1 large and 2 small shelters in Upper City Park, 1 new restroom in Lower City Park, and renovate one existing restroom in Lower City Park. The replacement facilities will be in locations further from the river as outlined in the Lower City Park Master Plan and in locations of Upper City Park that account to the tree canopy and new pool layout	Parks	\$ 1,450,000		
R4389	N. Market Square Playground Replacement	Replace playground at North Market Square Park. This includes replacing rubber mat surface with engineered wood fiber. Adjacent elementary school playground has poured in place surfacing.	Parks	\$ 300,000		
R4408	Columbarium Construction/Expansion	Design and construction of a new Columbarium structure for single and double cremation niches. The scope of this project may or may not include the expansion of the current Forestview Columbarium.	Buildings	\$ 720,000		
R4421	Hwy 1/6/Riverside Trail	This project constructs approximately 1,800 feet of 10' wide trail along Highway 1/Highway 6 generally from Orchard Street to the Highway 6 Bridge over the Iowa River. It also includes approximately 250 feet of sidewalk connecting the existing sidewalks on Riverside Drive north of Highway 1/Highway 6 to the new trail and the addition of an ADA crosswalk on the west leg of Hwy 6 at Gilbert Street.	Trail	\$ 355,000		
S3946	Court Street Reconstruction	This project will reconstruct Court Street from Muscatine Avenue to 1st Avenue.	Streets	\$ 2,000,000		
S3963	Burlington Street Bridge Replacement	This project will replace both the eastbound and westbound Burlington Street bridges with one new bridge over the Iowa River. In addition, the project will include repair or replacement of the existing pedestrian overpass at Riverside Drive, realignment of Grand Avenue west of Riverside Drive, reconstruction of portions of Grand Avenue, Burlington Road and Melrose Avenue, and investigation of the feasibility of eliminating the existing dam. This project will be a joint project with the DOT.	Streets	\$ 4,000,000		
S3982	North Dodge St / ACT Circle - Signalization	This project will install traffic signals for motorists/pedestrians at the North Dodge Street / ACT Circle intersection.	Streets	\$ 3,070,000		
R4362	Napoleon Park Softball Fields 5-8 Renovation	5-8 at the Napoleon Park Softball Complex. The project will include the laser grading infields, the addition of drainage tile, new	Recreation		\$ 500,000	
R4388	ADA Elevator Improvements	A. Lee Recreation Center need ADA operating system updates including braille, visible and verbal signals to indicate which	Buildings		\$ 402,000	
R4398	Thornberry Dog Park Improvements	This project will fix the pond and replace or improve trails, fencing and other amenities.	Recreation		\$ 150,000	
R4412	Robert A Lee Recreation Center Roof	Replace or repair RALRC roof.	Buildings			\$ 953,000
Y4450	Animal Shelter BAS Upgrade	Animal Shelter BAS (Building Automation System) update/upgrade.	Buildings		\$ 55,000	
Z4414	Flooring/Furniture Station 1	and furniture replacement funds were reallocated to the fire station 1 sleeping area remodel. The current flooring and office	Buildings			\$ 95,000
Z4415	Fire Station 2 & 4 BAS Upgrade	controls software, field devices to be compatible with new controls, installation of new controllers, VFDs, perimeter heat temp	Buildings			\$ 115,000
5039	Refunding of 2016E	To refund outstanding bonds.	Other	\$ 8,025,000		
GO Bond 2026 Project Totals				\$20,920,000	\$ 1,107,000	\$ 1,163,000

Public Hearing Amount

\$22,000,000 \$ 1,300,000 \$ 1,300,000

**Items to Include on Agenda  
For the Council Meeting on February 17, 2026**

**City of Iowa City, Iowa**

Not to Exceed \$1,300,000 General Obligation Bonds (GCP-2)

- Public hearing on the issuance.
- Resolution instituting proceedings to take additional action.

Notice Must Be Given Pursuant to Iowa Code  
Chapter 21 and the Local Rules of the City.

February 17, 2026

The City Council of the City of Iowa City, State of Iowa, met in \_\_\_\_\_ session, in the Emma J. Harvat Hall, City Hall, 410 E. Washington, Iowa City, Iowa, at \_\_\_\_\_ .M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the issuance of not to exceed \$1,300,000 General Obligation Bonds, in order to provide funds to pay costs of the acquisition, construction, improvement and equipping of recreational grounds and buildings, parks and the acquisition of real estate therefor, including for the Napoleon Park Softball Fields and Thornberry Dog Park; and to pay costs of the acquisition, reconstruction, improvement and equipping of various city buildings, including ADA improvements, and improvements at the animal shelter, for general corporate purposes, and that notice of the proposal to issue the Bonds and the right to petition for an election had been published as provided by Section 384.26 of the Code of Iowa, and the Mayor then asked the City Clerk whether any petition had been filed in the Clerk's Office, in the manner provided by Section 362.4 of the Code of Iowa, and the Clerk reported that no such petition had been filed, requesting that the question of issuing the Bonds be submitted to the qualified electors of the City.

The Mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Bonds. The Clerk advised the Mayor and the Council that \_\_\_\_\_ written objections had been filed. The Mayor then called for oral objections to the issuance of the Bonds and \_\_\_\_\_ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Mayor declared the hearing on the issuance of the Bonds to be closed.

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member \_\_\_\_\_ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "Resolution Instituting Proceedings to Take Additional Action for the Issuance of Not to Exceed \$1,300,000 General Obligation Bonds", and moved:

- that the Resolution be adopted.
- to Adjourn and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called and the vote was,

Ayes: \_\_\_\_\_

\_\_\_\_\_

Nays: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

Resolution No. \_\_\_\_\_

Resolution Instituting Proceedings to Take Additional Action for  
the Issuance of Not to Exceed \$1,300,000 General Obligation  
Bonds

Whereas, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$1,300,000 General Obligation Bonds, for the general corporate purposes, in order to provide funds to pay the costs of the acquisition, construction, improvement and equipping of recreational grounds and buildings, parks and the acquisition of real estate therefor, including for the Napoleon Park Softball Fields and Thornberry Dog Park; and to pay costs of the acquisition, reconstruction, improvement and equipping of various city buildings, including ADA improvements, and improvements at the animal shelter, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

Now, Therefore, Be It Resolved by the City Council of the City of Iowa City, State of Iowa:

**Section 1.** That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$1,300,000 General Obligation Bonds, for the foregoing general corporate purposes.

**Section 2.** This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Bonds. The amounts so advanced shall be reimbursed from the proceeds of the Bonds not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution

unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

Passed and Approved this 17<sup>th</sup> day of February, 2026.

---

Mayor

Attest:

---

City Clerk

Certificate

State of Iowa )  
 ) SS  
County of Johnson )

I, the undersigned City Clerk of the City of Iowa City, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

Witness my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
City Clerk, City of Iowa City, State of Iowa

(Seal)



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

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Resolution instituting proceedings to take additional action for the issuance of not to exceed \$1,300,000 General Obligation Bonds of the City of Iowa City, State of Iowa (for general corporate purposes).

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Prepared By: Jacklyn Fleagle, Assistant Finance Director

Reviewed By: Nicole Davies, Finance Director  
Geoff Fruin, City Manager  
Eric R. Goers, City Attorney

Fiscal Impact: Adopted as part of the FY2026 Revised Budget and 2026-2030 Capital Improvement Program.

Staff Recommendation: Approval

Commission Recommendations: N/A

Attachments: [2026 General Obligation Bonds Project Schedule by Hearing Type Resolution](#)

## **Executive Summary:**

There public hearings regarding the issuance of the 2026 General Obligation Bonds scheduled for February 17th. Attached is a project schedule by hearing for the 2026 General Obligation Bonds.

## **Background / Analysis:**

The City issues bonds every spring to fund the current year's capital improvement projects listed in the Five-Year Capital Improvement Program.

The City's bond attorney, Kristin Billingsley Cooper, determines the number of bond resolutions required based upon the purpose and classification of the bonds being issued.

Iowa state code classifies general obligation bonds as either General or Essential. General obligation bonds classified as General are limited to \$1,384,499 per project and are subject to reverse referendum within 30 days of adoption of the resolution. General obligation bonds classified as Essential do not have a \$1,384,499 project expense cap and are not subject to reverse referendum.

The public hearings for the 2026 General Obligation Bond issue have a total combined issuance amount of not to exceed \$24,600,000 for projects totaling \$23,190,000. The difference between the two amounts is the estimated bond issuance costs.

**2026 General Obligation Bonds  
Project Schedule by Hearing Type**

Proj. #	Project Name	Description	Type	Essential Purpose	General Purpose - BAS Upgrades, ADA Elevator Imp, Park Improvements	General Purpose - Recreation Center Improvements, Furniture/Flooring, BAS Upgrades
P3991	Carson Farms Stormwater Retention Basin	This project will construct a new lake for stormwater retention west of Highway 218, south of Rohret Road.	Waterways	\$ 1,000,000		
R4358	City Park Shelters & Restroom Replacement	This project will demolish 6 picnic shelters in Lower City Park, 4 shelters in Upper City Park and 1 restroom in Lower City Park. These will be replaced with 1 large and 4 small shelters in Lower City Park, 1 large and 2 small shelters in Upper City Park, 1 new restroom in Lower City Park, and renovate one existing restroom in Lower City Park. The replacement facilities will be in locations further from the river as outlined in the Lower City Park Master Plan and in locations of Upper City Park that account to the tree canopy and new pool layout	Parks	\$ 1,450,000		
R4389	N. Market Square Playground Replacement	Replace playground at North Market Square Park. This includes replacing rubber mat surface with engineered wood fiber. Adjacent elementary school playground has poured in place surfacing.	Parks	\$ 300,000		
R4408	Columbarium Construction/Expansion	Design and construction of a new Columbarium structure for single and double cremation niches. The scope of this project may or may not include the expansion of the current Forestview Columbarium.	Buildings	\$ 720,000		
R4421	Hwy 1/6/Riverside Trail	This project constructs approximately 1,800 feet of 10' wide trail along Highway 1/Highway 6 generally from Orchard Street to the Highway 6 Bridge over the Iowa River. It also includes approximately 250 feet of sidewalk connecting the existing sidewalks on Riverside Drive north of Highway 1/Highway 6 to the new trail and the addition of an ADA crosswalk on the west leg of Hwy 6 at Gilbert Street.	Trail	\$ 355,000		
S3946	Court Street Reconstruction	This project will reconstruct Court Street from Muscatine Avenue to 1st Avenue.	Streets	\$ 2,000,000		
S3963	Burlington Street Bridge Replacement	This project will replace both the eastbound and westbound Burlington Street bridges with one new bridge over the Iowa River. In addition, the project will include repair or replacement of the existing pedestrian overpass at Riverside Drive, realignment of Grand Avenue west of Riverside Drive, reconstruction of portions of Grand Avenue, Burlington Road and Melrose Avenue, and investigation of the feasibility of eliminating the existing dam. This project will be a joint project with the DOT.	Streets	\$ 4,000,000		
S3982	North Dodge St / ACT Circle - Signalization	This project will install traffic signals for motorists/pedestrians at the North Dodge Street / ACT Circle intersection.	Streets	\$ 3,070,000		
R4362	Napoleon Park Softball Fields 5-8 Renovation	5-8 at the Napoleon Park Softball Complex. The project will include the laser grading infields, the addition of drainage tile, new	Recreation		\$ 500,000	
R4388	ADA Elevator Improvements	A. Lee Recreation Center need ADA operating system updates including braille, visible and verbal signals to indicate which	Buildings		\$ 402,000	
R4398	Thornberry Dog Park Improvements	This project will fix the pond and replace or improve trails, fencing and other amenities.	Recreation		\$ 150,000	
R4412	Robert A Lee Recreation Center Roof	Replace or repair RALRC roof.	Buildings			\$ 953,000
Y4450	Animal Shelter BAS Upgrade	Animal Shelter BAS (Building Automation System) update/upgrade.	Buildings		\$ 55,000	
Z4414	Flooring/Furniture Station 1	and furniture replacement funds were reallocated to the fire station 1 sleeping area remodel. The current flooring and office	Buildings			\$ 95,000
Z4415	Fire Station 2 & 4 BAS Upgrade	controls software, field devices to be compatible with new controls, installation of new controllers, VFDs, perimeter heat temp	Buildings			\$ 115,000
5039	Refunding of 2016E	To refund outstanding bonds.	Other	\$ 8,025,000		
GO Bond 2026 Project Totals				\$20,920,000	\$ 1,107,000	\$ 1,163,000

Public Hearing Amount

\$22,000,000 \$ 1,300,000 \$ 1,300,000

**Items to Include on Agenda  
For the Council Meeting on February 17, 2026**

**City of Iowa City, Iowa**

Not to Exceed \$1,300,000 General Obligation Bonds (GCP-3)

- Public hearing on the issuance.
- Resolution instituting proceedings to take additional action.

Notice Must Be Given Pursuant to Iowa Code  
Chapter 21 and the Local Rules of the City.

February 17, 2026

The City Council of the City of Iowa City, State of Iowa, met in \_\_\_\_\_ session, in the Emma J. Harvat Hall, City Hall, 410 E. Washington, Iowa City, Iowa, at \_\_\_\_\_ .M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the issuance of not to exceed \$1,300,000 General Obligation Bonds, in order to provide funds to pay costs of the acquisition, construction, improvement and equipping of recreational grounds and buildings, parks and the acquisition of real estate therefor, including for the Robert A. Lee Recreation Center; and to pay costs of the acquisition, reconstruction, improvement and equipping of fire stations, for general corporate purposes, and that notice of the proposal to issue the Bonds and the right to petition for an election had been published as provided by Section 384.26 of the Code of Iowa, and the Mayor then asked the City Clerk whether any petition had been filed in the Clerk's Office, in the manner provided by Section 362.4 of the Code of Iowa, and the Clerk reported that no such petition had been filed, requesting that the question of issuing the Bonds be submitted to the qualified electors of the City.

The Mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Bonds. The Clerk advised the Mayor and the Council that \_\_\_\_\_ written objections had been filed. The Mayor then called for oral objections to the issuance of the Bonds and \_\_\_\_\_ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Mayor declared the hearing on the issuance of the Bonds to be closed.

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member \_\_\_\_\_ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "Resolution Instituting Proceedings to Take Additional Action for the Issuance of Not to Exceed \$1,300,000 General Obligation Bonds", and moved:

- that the Resolution be adopted.
- to Adjourn and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called and the vote was,

Ayes: \_\_\_\_\_

\_\_\_\_\_

Nays: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

Resolution No. \_\_\_\_\_

Resolution Instituting Proceedings to Take Additional Action for  
the Issuance of Not to Exceed \$1,300,000 General Obligation  
Bonds

Whereas, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$1,300,000 General Obligation Bonds, for the general corporate purposes, in order to provide funds to pay the costs of the acquisition, construction, improvement and equipping of recreational grounds and buildings, parks and the acquisition of real estate therefor, including for the Robert A. Lee Recreation Center; and to pay costs of the acquisition, reconstruction, improvement and equipping of fire stations, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

Now, Therefore, Be It Resolved by the City Council of the City of Iowa City, State of Iowa:

**Section 1.** That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$1,300,000 General Obligation Bonds, for the foregoing general corporate purposes.

**Section 2.** This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Bonds. The amounts so advanced shall be reimbursed from the proceeds of the Bonds not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution

unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

Passed and Approved this 17<sup>th</sup> day of February, 2026.

---

Mayor

Attest:

---

City Clerk

Certificate

State of Iowa )  
 ) SS  
County of Johnson )

I, the undersigned City Clerk of the City of Iowa City, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

Witness my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
City Clerk, City of Iowa City, State of Iowa

(Seal)



# CITY OF IOWA CITY COUNCIL ACTION REPORT

February 17, 2026

Resolution determining an area of the City to be an Economic Development Urban Renewal Area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the North Dodge & Scott Urban Renewal Plan.

Prepared By: Rachel Kilburg Varley, Economic Development Coordinator  
Reviewed By: Geoff Fruin, City Manager  
Alexandra Bright, Asst. City Attorney  
Fiscal Impact: N/A  
Staff Recommendation: Approval  
Commission Recommendations: N/A  
Attachments: [Consultation Meeting Minutes 1-29-26](#)  
[P&Z Rec'd for CC - N Dodge & Scott](#)  
[PZ 2.4.26 Draft Meeting Minutes](#)  
[North Dodge & Scott URP - Authorizing Resolution](#)  
[Exh 1 to Resolution - N Dodge & Scott URP](#)

## Executive Summary:

The adoption of an urban renewal plan and creation of an urban renewal area allows municipalities to establish a Tax Increment Financing (TIF) District to help financially support and undertake urban renewal projects within the area. The adoption of the North Dodge & Scott Urban Renewal Plan and creation of the North Dodge & Scott Urban Renewal Area positions the City to support anticipated and future development, redevelopment, and infrastructure improvement projects occurring on this former ACT campus site. The steps to create this Urban Renewal Area and adopt the Plan have been completed pursuant to the process required by state code:

1. On January 20, 2026, City Council passed Resolution No. 26-24 which adopted a Resolution of Necessity, set the tax entity consultation meeting, and set the public hearing.
2. On January 22, 2026, the City Clerk mailed the Consultation Meeting Notice to the Iowa City Community School District and Johnson County Board of Supervisors.
3. On January 29, 2026, the required Consultation Meeting with other taxing entities was held. One representative attended on behalf of the Iowa City Community School District and no representatives attend for the Johnson County Board of Supervisors. At this meeting, the City and School District generally discussed the development anticipated in the area and the City's planned intersection improvements at North Dodge Street. No written requests for modification to the proposed Area or Plan were received from either

jurisdiction.

4. On January 30, 2026, the public hearing notice set for February 17, 2026 was published in the Iowa City Press-Citizen, complying with Iowa Code Section 362.3, which states that notices must be published not less than four days and not more than 20 days before a public hearing.
5. On February 4, 2026, the Planning & Zoning Commission reviewed the proposed Urban Renewal Area and proposed Urban Renewal Plan for conformity with the City's Comprehensive Plan pursuant to State Code requirements, and approved a recommendation to City Council that the proposed Area and Plan are in conformity.
6. The public hearing to consider designation of the Economic Development Urban Renewal Area and adoption of the North Dodge & Scott Urban Renewal Plan is set for February 17, 2026.

It is important to note that the creation of an urban renewal area and adoption of an urban renewal plan does not constitute the approval of projects or development agreements, but affords the City Manager and/or City Council to consider approval of such projects in the future. Adoption of a Tax Increment Financing District within the N Dodge & Scott Urban Renewal Area will be submitted to Council for separate consideration.

### **Background / Analysis:**

Iowa Code Chapter 403 authorizes cities to designate urban renewal areas to address conditions that impede sound growth, development, and economic vitality. Under state law, an urban renewal area may be established when an area is determined to be blighted, an economic development area, or a combination thereof, and when the use of urban renewal powers is deemed necessary to promote the public health, safety, and welfare. The proposed N. Dodge & Scott Urban Renewal Area is generally located in the commercial area bordered by North Dodge St/Highway 1 and Interstate 80 along the northern boundary, North Scott Boulevard along the western and southern boundaries, and ACT Road and the eastern edge of the existing ACT campus development along the eastern boundary. The urban renewal area is intended to support high-quality development outcomes while ensuring that necessary public improvements can be delivered in a fiscally responsible manner.

The proposed urban renewal area consists of approximately 150 acres encompassing the northwestern portion of the former ACT campus that is planned for new commercial and senior housing development, and the surround City streets. The campus was purchased by JNB Iowa City in April 2024. Initial redevelopment activity within the proposed urban renewal area includes the repurposing of two former office buildings into 44 units of market-rate senior housing, construction of 44 new affordable senior housing units supported by Low-Income Housing Tax Credits, and new commercial development along Highway 1 anticipated to include grocery, financial institution, restaurant, and office uses.

These redevelopment activities necessitate public infrastructure improvements to support safe access, circulation, and long-term functionality of the area. Planned improvements include construction of a four-way signalized intersection at North Dodge/HWY 1 and ACT Circle, with a new connection into ACT Drive. Creation of the Urban Renewal Area and associated TIF district will allow the City to help fund these improvements through an internal TIF loan, utilizing increment generated by the new taxable value created within the district. Plans and bid documents for this improvement will be brought forward for separate City Council consideration and approval.

The conditions present within the proposed N. Dodge & Scott Urban Renewal Area meet the statutory criteria for designation as an economic development area under Iowa Code Chapter 403. The scale of redevelopment and the need for coordinated public infrastructure investment impact the area's ability to redevelop in a timely and efficient manner without public involvement. Establishment of the Urban Renewal Area and adoption of the Urban Renewal Plan provides the necessary planning and financing framework to support reinvestment, modernization, and long-term economic vitality and, where appropriate, use TIF as authorized under Chapter 403 to support public improvements directly related to redevelopment. At this time, the use of TIF is anticipated to be limited to public infrastructure and related improvements that facilitate private investment and align with adopted City plans and policies. Any future uses of TIF in this Urban Renewal Area would require an amendment to the Urban Renewal Plan, and thus approval by City Council.

It is important to note that the adoption of an urban renewal plan and designation of an urban renewal area does not approve specific development projects or financial obligations. Rather, it creates a planning and financing framework through which future improvements or development proposals may be considered by the City Council following applicable public notice, hearing, and approval requirements. The proposed North Dodge & Scott Urban Renewal Plan and Urban Renewal Area are intended to support long-term economic growth, improve public benefit, and advance the goals of the City's strategic plan.

**Minutes****Consultation Meeting with Affected Taxing Entities****January 29, 2026****City Manager's Conference Room****Re: Proposed North Dodge & Scott and Sycamore Urban Renewal Areas****Taxing Entities Present:**

- Iowa City Community School District: Chase Ramey
- Johnson County: None

**Iowa City Staff Present:** Rachel Kilburg Varley**Public Present:** None

On January 22, 2026, notice of a consultation to be held between the City of Iowa City and all affected taxing entities concerning the proposed North Dodge & Scott Urban Renewal Area and proposed Sycamore Urban Renewal Area was mailed to the Iowa City Community School District and Johnson County Board of Supervisors. Additionally, the notice was published in the Press-Citizen on January 30, 2026.

The consultation was held on January 29, 2026 at 9:00 a.m. in the City Manager's Conference Room in City Hall. Chase Ramey, Iowa City Community School District, attended. There were no representatives present for the Johnson County Board of Supervisors.

State law requires that the taxing entities may submit any written recommendations for modification to the proposed division of revenue within 7 days of the consultation. None were received.



# CITY OF IOWA CITY MEMORANDUM

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Date: February 4, 2026

To: City Council

From: Maggie Elliott, Chair, Planning and Zoning Commission

A handwritten signature in cursive script, appearing to read "Maggie Elliott", written in black ink.

Re: Planning and Zoning Commission Review of the North Dodge & Scott Urban  
Renewal Plan

At its regular meeting February 4, 2026, the Planning and Zoning Commission reviewed the North Dodge & Scott Urban Renewal Plan for its conformity with the Iowa City Comprehensive Plan.

By a vote of 7-0, the Planning and Zoning Commission found that the North Dodge & Scott Urban Renewal Plan conforms to the Iowa City Comprehensive Plan.

**MINUTES  
PLANNING AND ZONING COMMISSION  
FEBRUARY 4, 2026 – 6:00 PM – FORMAL MEETING  
EMMA J. HARVAT HALL, CITY HALL**

**PRELIMINARY**

**MEMBERS PRESENT:** Colette Atkins, Kaleb Beining, James Davies, Maggie Elliott, Steve Miller, Billie Townsend, Chad Wade

**MEMBERS ABSENT:**

**STAFF PRESENT:** Madison Conley, Rachel Kilburg Varley (via zoom), Anne Russett

**OTHERS PRESENT:** Cady Gerlach

**RECOMMENDATIONS TO COUNCIL:**

By a vote of 7-0 the Commission recommends forwarding a written recommendation to the City Council stating that the North Dodge & Scott Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.

By a vote of 7-0 the Commission recommends forwarding a written recommendation to the City Council stating that the Sycamore Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.

By a vote of 7-0 the Commission recommends approval of REZ25-0013, amendments to Title 14 Zoning as illustrated in Attachment 2, to update requirements related to floodplain management standards in response to comments received from FEMA on the City's ordinance which are necessary to ensure Iowa City residents and businesses remain eligible to obtain flood insurance and participate in the National Flood Insurance Program.

**CALL TO ORDER:**

Elliott called the meeting to order at 6:00 PM.

**PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:**

None.

**URBAN RENEWAL ITEMS:**

Kilburg Varley explained two urban renewal areas being considered for adoption in Iowa City. City Council will then set a public hearing to consider adoption of them at an upcoming meeting. Kilburg Varley first gave the Commission a little bit of background on urban renewal and TIFs (Tax Increment Financing) in general as oftentimes a TIF district and urban renewal district are terms used interchangeably, but they're actually two separate concepts that work together. An urban renewal area is a designated area where they can conduct those projects and the TIF district is the funding mechanism that is used to support projects in that area. When a TIF district is established, that allows them to capture that increment, or the increased tax revenue over the base taxes, from the new development that can then be rebated back on a project. For example, in Iowa City there is the City/University Urban Renewal Area, which covers most of the Downtown and Riverfront Crossings, but the Hilton Garden Inn project is one project within that Urban Renewal Area supported through TIF.

Elliott asked what's the implication for the private developer if they have a TIF on a specific building. Kilburg Varley explained the City has a TIF Policy which outlines all of the public benefits that are required when they enter into a development agreement with a developer. Those would include things like enhanced sustainability standards or affordable housing and, if the City is providing TIF rebates to a project, they want to be what's considered the "last dollar in" and would have a third-party financial firm do an analysis to determine that there is a true gap that the developer can't meet and that City funding, or TIF funding, would be necessary to help make the project go. If that is then the case, that's when the TIF Policy is applied, which outlines the different things that are required from the developer, such as affordable housing units or other design standards. Most often, the TIF incentives are set up as a rebate so there's no risk to the City upfront. The City simply agrees with the developer that if they meet all of the requirements of the development agreement, construct their building as they've said they're going to do, and complete all public benefits that are agreed upon, then they will get the tax increment rebated back to them after the fact, which usually doesn't come until a couple years after the project is completed. The City also does an annual certification on those projects to make sure that they continue to meet compliance over the life of the TIF rebate period.

Elliott asked if that means the developer doesn't pay taxes during that time, or what is actually rebated to them. Kilburg Varley explained they are paying taxes, the rebate is on the increment, so they're continuing to pay taxes. When a TIF district is established, it sets the base value at the current value, and then when their development increases the property value, that increased property value causes their property tax bill to go up. The developer continues to pay that full property tax bill, however, when it's in a TIF district all taxing entities won't see the return on that increased value yet. Instead, the City is capturing all or a portion of that increment to be used it on specific projects, like rebating it back to the developer. She explained in theory it kind of works like tax exemption on a portion of their taxes, but it's just rebating back the growth that they created for that period of time, and then when the TIF period is over, they no longer receive the tax rebate.

Kilburg Varley stated that Iowa Code requires that a city designate an urban renewal area as one of two definitions, and both discussed today are being designated on the basis of Economic Development. Under Iowa Code, this means they have a statutory sunset of 20 years from the first certification of debt. The process to establish an urban renewal area is to first develop that urban renewal plan and hold the first Council meeting, which is where they set the public hearing, adopt a declaration of necessity, set a consultation meeting with the other taxing entities and then it directs the proposed plan to be reviewed by the Planning and Zoning Commission. Staff has completed the steps up to the Planning and Zoning Commission's review of the Urban Renewal Plan for conformity with the City's Comprehensive Plan. After that, the City Council will hold their public hearing, which will ideally happen at their next Council meeting, and then they'll have the opportunity to adopt the Urban Renewal Plan at that time. Separately from that, it requires an ordinance to establish the TIF district and that would be three readings in addition to this resolution to create the urban renewal area.

Russett noted that agenda item five will be done first and then agenda item four will be discussed.

**Review of proposed North Dodge & Scott Urban Renewal Plan located southeast of N.**

### **Dodge Street and Scott Boulevard.**

Kilburg Varley began reviewing the North Dodge and Scott Urban Renewal Area by showing a map of the boundaries. She noted the commercial area that's bordered by North Dodge Street and Highway One along the northwest boundary, North Scott Boulevard is along the western and southern boundary, and then the eastern boundary is where the existing campus ends. The proposed area is about 150 acres of what was the ACT campus. The area is planned for some redevelopment of commercial and housing and there are a public improvement projects that are necessary to support that development. Kilburg Varley stated this area is being designated as an Economic Development Area, which means it has a 20 year life after they first certify debt on the area. In the agenda packet the proposed Urban Renewal Plan was included. Within that Plan, it includes different objectives of the Urban Renewal Area, which all are essentially tied to promotion of economic development in the area. It also outlines the type of urban renewal activities that can be performed, which includes things like public infrastructure, incentives for economic development and low- to moderate-income residential housing. It also identifies the eligible urban renewal projects, including planning, engineering, and attorney fees, which the City has not typically certified as TIF debt in the past; development agreements; and then public improvements, which is the project that is planned for this urban renewal area, the North Dodge intersection improvements and the related utility improvements.

Kilburg Varley noted that Iceberg Development Company is planning some redevelopment activity in this area and she shared their conceptual master plan noting there will be different commercial and residential projects. Senior housing development on the main campus and some commercial redevelopment along North Dodge is their primary focus at this time. To serve the users and tenants that are anticipated, the City needs to complete improvements at the North Dodge intersection and Kilburg Varley shared a drawing of that project. The intersection improvement is necessary to support the anticipated development that's happening on the property and was a project that was already preplanned. ACT Circle was not signalized but with the traffic counts they knew that it would need to be at some point. Once the developer purchased the ACT property and planned their development, the City and developers realized that additional access and signalization would be needed and the cost of the project increased significantly due to adding in a fourth leg connecting ACT Drive to what's considered the ACT campus now as well as adding a second left turn lane in off North Dodge Street into ACT Drive. The project cost is about \$3.5 million and the City has that programmed for 2026 in the Capital Improvement Plan. Kilburg Varley reiterated that project and the timing of that project is necessary to support the users that are coming in, particularly a grocery store, which will be one of the first coming in. This need is the impetus for this Urban Renewal Area and TIF District. Kilburg Varley explained the idea would be that the City would fund the project with an internal loan from one of the funds that has the capacity in the City budget and then would reimburse that fund with the TIF over time. It would add a \$3.5 million project that would look like about \$350,000 - \$450,000 per year over a 10-year period.

Kilburg Varley also provided in the agenda packet a memo that outlined conformity with the Comprehensive Plan, which is what the Commission is tasked with today. Staff did find that it matches many of the different goals and strategies contained in the Comprehensive Plan.

Staff recommends that the Planning and Zoning Commission forward a written recommendation to the City Council stating that the North Dodge & Scott Urban Renewal Plan conforms to the

Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.

Next steps after Commission recommendation is City Council will hold their public hearing at their next meeting, presumably adopt that Urban Renewal Plan and then proceed with adoption of the TIF district. The construction project is planned to take place this next construction season and the City wouldn't certify debt on the project until January 1, 2027, so it would be 20 years after 2027 when this TIF district would expire.

Elliott opened the public hearing, seeing no one she closed the public hearing.

**MOTION: Wade recommends that the Planning and Zoning Commission forward a written recommendation to the City Council stating that the North Dodge & Scott Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.**

**Townsend seconded the motion.**

Miller wanted to express that he did check with the City Attorney's office because even though he is working on some projects in this area he can vote fair and impartially, and does think it's a great use of TIF and as a urban renewal district, so he is in support.

**A vote was taken and the motion passed 7-0.**

**Review of proposed Sycamore Urban Renewal Plan located in the commercial area bordered by Sycamore Street, Highway 6, and the Iowa Interstate Railroad.**

Kilburg Varley next reviewed the proposed Sycamore Urban Renewal Area and showed a map of the proposed boundaries. The area is between Highway 6 and the railroad to the north, and then from east to west it's between Sycamore Street at the west boundary and the edge of the Procter and Gamble building to the east. The proposed Urban Renewal Area consists primarily of older commercial development and much of the development in the area consists of underutilized and underused buildings and sites. A lot of the development has site layouts that are inefficient and don't necessarily meet the modern needs of commercial, retail and employment uses. Additionally, there are roadway and access limitations throughout the area. Kilburg Varley acknowledged even though this area has continued to serve as a really strong commercial and employment center in the community, and especially for that surrounding neighborhood, there are opportunities to continue to improve the overall economic development potential of the area and the overall functionality of the area.

The City has previously established an urban renewal area in this general vicinity. There was an urban renewal area here from 2000 to 2022 and during that time the City conducted four different urban renewal projects. In 2000 they entered a development agreement on the Sycamore Mall, which included some building upgrades and minimum occupancy standards, and that project resulted in \$10.5 million in new taxable values supported by a \$1.8 million TIF incentive. In 2002 there was an agreement with Plamor Development for some improvements of several buildings along First Avenue, where Donutland, Java House, and the gym currently are, which represented a \$231,000 TIF to create \$1 million new taxable value. Then in 2014 the City tried

again on another development agreement with the Sycamore Mall, however the development agreement was terminated early due to the developer defaulting on the agreement as they were unable to maintain the required 80% occupancy rate after Lucky's Market closed, and they were unable to remedy it even after the City gave them time to do so. In 2021, as that TIF district was expiring and the City had some unused available increment, the City offered Commercial and Industrial Energy Efficiency Matching Grants. Procter and Gamble took them up on that and the City was able to help them install a new high-efficiency air compressor project.

Kilburg Varley stated there is now renewed interest in investment in this area. First, Procter and Gamble has announced \$150 million expansion at its Oral B facility that's within this area, which would also create about 100 new jobs. Then in partnership with Greater Iowa City, Inc., the City has helped them work on creating a Strategic Investment Districts focused on the Sycamore area. That partnership was a re-envisioning process with the neighborhood and community members and different stakeholders to reimagine how this area could potentially be improved or redeveloped in different ways to better meet the needs of the community. Kilburg Varley explained that these two efforts combined show that there's some new momentum of interest and investment in this area. She noted there is not a current project in mind for this Urban Renewal Area, but they are creating the Plan as a proactive step. She acknowledged it's not what they typically do with urban renewal areas, but in this case they wanted it to be in place and have the tool ready to use if the opportunity arises, since it can take several months for these to go through the whole process. Kilburg Varley stated this area is also being designated on the basis of Commercial and Industrial Economic Development, which sets it up for a 20 year life. The Urban Renewal Plan outlines the different plan objectives, types of urban renewal activities, and eligible urban renewal projects. Staff again have outlined public improvements, development agreements, and grant or loan programs like that energy efficiency program mentioned previously. However, no particular projects have been identified at this time.

Kilburg Varley noted staff found a lot of conformity with the Comprehensive Plan in the goals and strategies outlined in that Plan, which were included in the agenda packet.

Staff recommends that the Planning and Zoning Commission forward a written recommendation to the City Council stating that the Sycamore Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.

Next steps would be the same as the North Dodge and Scott Boulevard Urban Renewal Plan.

Atkins asked if it is typical to reestablish urban renewal area after it's expired. Kilburg Varley explained it is allowed, it's not uncommon and State Code allows it.

Atkins asked about the previous default and how does that impact the City when there is a default associated with one of these urban renewal areas. Kilburg Varley replied that often it doesn't have an impact because of the rebate structure the City prefers. They structure the incentive in a way so the risk is on the developer and if they don't meet the requirements, then they don't get the increment rebated back to them. In that particular case in 2014 when the developer didn't meet the requirements, the City didn't have to pay anything to them. When they don't use all the TIF increment that they anticipate using, it gets diverted back to the County and dispersed to all the taxing entities.

Wade asked what helps establish the boundaries of these urban renewal plans, for example why does it end at the Proctor and Gamble lot, but it doesn't flow over to the HNI or Lakeside. What establishes the boundaries versus continuing to grow within that area. Kilburg Varley stated the boundaries are established by staff. At last night's City Council meeting they just terminated two urban renewal areas that were nearby this district but had never been used and one of those was in that area. It had been on the books for over 20 years and had never been used so they didn't see a reason to include it here. She noted when they are creating the urban renewal areas they have to think prospectively about what types of projects might be in the area and what they might want to use tax increment financing for. In this case, the City is really focused on the opportunity for commercial and residential redevelopment that the Greater Iowa City Strategic Investment District focused on, and if they wanted to focus on more growth in the industrial sector and industrial employment center, then they would probably create a separate urban rural area covering more of that industrial property to the east.

Davies asked about when the base tax value is established and how it's established, including whether it is based on an empty lot or based on the building that's projected to go there. Kilburg Varley explained the base value will be set as of January 1 of the year prior to when debt is first certified. Certifying debt is how they signal to the County that they have incurred an expense on the urban renewal area and now are seeking the diversion of the tax increment on that project. So, if January 1, 2027 is the first time that the City certifies debt on the project, then the base value will be set as January 1, 2026.

Elliott opened the public hearing.

Cady Gerlach (Vice President for Programs of Greater Iowa City, Inc., / Executive Director of Better Together 2030) is here tonight to speak in support of establishment of the Sycamore Strategic Investment District Urban Rural Area. Greater Iowa City has been promoting the Sycamore Area for the last year and been working on it as a community. The Sycamore area has long been recognized as a place with strong fundamentals but real redevelopment barriers, including aging commercial properties, fragmented design, infrastructure challenges and limited internal connectivity. These conditions have constrained private redevelopment and reinvestment for years. Despite the area's strategic location and proximity to jobs, services, and existing neighborhoods, the Strategic Investment District process that Greater Iowa City undertook was intentionally community-informed and implementation focused. It aligned closely with the City's Comprehensive Plan and direction around infill development, housing delivery, and reinvestment along major corridors. Importantly, the proposed urban renewal area does not approve any project, it simply creates the framework needed to move the vision to a viable redevelopment over time. Urban renewal designation is a necessary first step in this process, and tools like TIF are not automatic or guaranteed; but without urban renewal in place, many of the infrastructure and site challenges will remain unsolvable. Housing is a critical part of this conversation. The Sycamore area identifies realistic opportunities to add dense housing and potentially hundreds of units over time, while still respecting zoning and processes, buffering needs, and future site-specific review. Establishing this Urban Renewal Area will keep those options on the table and will allow flexibility as projects evolve. From a planning perspective, Gerlach also wanted to emphasize that this action preserves the Commission's role as any rezoning, site plans, or subdivisions will still come before this Commission. Tonight's decision is about setting the policy and the financial foundation, not bypassing future scrutiny. Finally, she wanted to acknowledge

the strong collaboration between City staff, property owners, and community partners that have brought this forward. The level of coordination is exactly what an urban renewal district is intended to support when a district is ready to move from planning to implementation. For these reasons, she would respectfully urge the Commission to recommend approval of the Sycamore Urban Renewal Area on behalf of Greater Iowa City, Inc., and it's a thoughtful, responsible step for reinvestment housing and long-term vitality.

Elliott closed the public hearing.

**MOTION: Atkins recommends that the Planning and Zoning Commission forward a written recommendation to the City Council stating that the Sycamore Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.**

**Miller seconded the motion.**

Townsend asked why the Eastdale area is not included in this because it's right across the street. Miller noted it is included.

Davies is fully supportive and thinks it's a great opportunity. For full transparency he did participate in the Strategic Investment District process with Greater Iowa City and found it really interesting. To address Atkin's comment about renewing a district that has expired previously, there's some energy in maybe approaching it a little bit more proactively, which could help. A lot of the time they see these districts established in a passive way, hoping private development takes over and runs with things but this is an opportunity to approach it more collaboratively with public and private partnership and presents maybe a different path forward that might have a little bit more energy. He is excited about re-energizing that area in particular.

**A vote was taken and the motion passed 7-0.**

**ZONING CODE TEXT AMENDMENT ITEM:**

**CASE NO. REZ25-0013:**

**Consideration of amendments related to 14-5J Floodplain Management Standards**

City Council adopted amendments to the City's Floodplain Management Standards in October 2025; the proposed amendments are required to address revisions to those amendments requested by the Federal Emergency Management Agency (FEMA).

Conley stated that City Council adopted amendments to the City's Floodplain Management Standards back in October 2025, the proposed amendments tonight are required to address revisions recommended by the Federal Emergency Management Agency (FEMA) to update the Code and the Floodplain Management Ordinance. The amendments focus on updating the code language to help clarify general floodplain management standards, definitions and processes. Ultimately, in October 2025 City Council adopted the amendment to the Floodplain Management Standards, with the primary reason to adopt the Flood Insurance Rate Map, which is known as the FIRM and the flood insurance study. Those were requirements by the Iowa Department of

Natural Resources (DNR) and FEMA. Ultimately, City Council did adopt that and when the ordinance was submitted to the Iowa Department of Natural Resources, they passed it along to FEMA for approval, and it was ultimately approved. There was a deadline to have this approved by December 26, 2025, and this is when the ordinance was published, and the Flood Insurance Rate Map and the flood insurance study became effective for the community. Conley explained these tools are utilized to determine what structures are impacted by the flood hazard areas throughout Iowa City.

Although FEMA has ultimately approved the ordinance from December 26, 2025, they did come back to the Iowa DNR with some comments of some minor revisions for City Council to ultimately approve. There are two revisions based on the FEMA comments. One would be to include a standard where all plumbing and utility equipment associated with new construction or substantial improvement be elevated or flood proofed to a minimum of one foot above the flood hazard elevation. The second revision would be of the substantial improvement definition to align with what FEMA and the Iowa DNR have and clarify that the community determined market value of the structure will be used ultimately to make these determinations. The proposed amendments are geared towards Iowa City Floodplain Management Standards in order to help the community maintain eligibility in the National Flood Insurance Program known as the NFIP and the requirements do come from FEMA directly.

Conley next shared a general summary of the proposed amendments brought forth tonight that would impact the general floodplain management section. Currently they do not have that plumbing, utility gas meter standard in the code however, it was included in the Planning and Zoning memo and the City Council memo, it just did not make it into the ordinance draft. Conley noted this is a regular standard that is seen throughout all communities participating in the NFIP so it is being presented tonight. Again it just addresses that any new construction or substantially improved structures have those plumbing, gas meters and utilities elevated or flood proofed if they're nonresidential, one foot above whatever flood hazard area they are located in. The second revision is the substantial improvement definition. This substantial improvement definition has existed in the ordinance for quite some time, however FEMA has updated theirs, and they would like to see Iowa City's updated to reflect what they have in their language as well. The current Iowa City Code definition allows the use of the assessed or market value to make these determinations, and the state of Iowa specifically goes to a higher standard and they have a provision that states any addition increasing the floor area by 25% would also trigger substantial improvement compliance with higher standards. Conley explained not all states have that, Iowa is just specific to that, and Iowa City has adopted that as well. What they are proposing to do is remove the assessed value option and clarify that only the market value determined by the community would be utilized in the substantial improvement determination. Iowa City would still be having the 25% compliance standard in there, that would not be changing. Conley also noted there is some other language that clarifies historic structures and processes for how substantial improvements would be determined that reflect what is also in the Iowa DNR's ordinance language and FEMA's as well.

Davies asked about the difference between community assessed market value and typical assessment. Conley explained the assessed value focuses more on the tax side and the market value fluctuates more often based on the demand in the housing market. The City utilizes the Assessor's report and that does determine market value and dwelling value and utilize that number consistently for each report and then do a calculation where they take the cost of the

improvement over the market value determined by the community, and then based on that determination, if that's greater than 50% that triggers a substantial improvement in compliance with the higher standards.

Davies asked if it is the same for commercial and residential property and assuming municipal property. Conley confirmed it is. She explained there's the option for an appeal by a community member on the value, they can go ahead and make an appraisal and send that in, but FEMA wants to see that it is clear that the market value is to be utilized consistently for each property.

Conley moved onto the analysis noting there are quite a few flood risks throughout Iowa City that do require proactive management, therefore elevating or flood proofing plumbing and utilities such as gas meters is a required minimum standard to be a participating community in the NFIP, and this does apply to new or substantially improved structures. Again, Conley added that Iowa City does go above and beyond the minimum by regulating to not only the 100 year, known as the 1% flood hazard area, but also regulate to the 0.2% known as the 500 year. Additionally, FEMA and the Iowa DNR both clarify that the market value, not the assessed value, must be used for the substantial improvement determination, and then again if there are any appeals to that community members are able to provide additional documentation to use in the cost evaluation. Lastly that revisions align with the City's existing practices to provide clear and consistent compliance with NFIP standards that have been developed and required by FEMA ultimately, and by implementing these revisions this allows the community to continue to receive the flood insurance that they get by being a participating community.

Staff recommends that Title 14 Zoning be amended, as illustrated in Attachment 2, to update requirements related to floodplain management standards in response to comments received from FEMA on the City's ordinance which are necessary to ensure Iowa City residents and businesses remain eligible to obtain flood insurance and participate in the National Flood Insurance Program.

Next steps, upon recommendation from Planning and Zoning tonight, a public hearing will be scheduled for consideration by the City Council. The timeline for that looks like February 17 is where Council would set the public hearing and then March 3 Council would have the public hearing and first consideration.

Elliott opened the public hearing, seeing no one Elliott closed the public hearing.

Wade asked about the new standard and if it only applies to the 100 year or to the 500 year as well. Conley noted technically this isn't a new standard, this standard has already existed but Iowa City needed to adopt it and move it forward. Again, this was presented to the Planning and Zoning Commission in the packet memo and City Council so this has been seen already by the community however, there's just certain parts of the language that needed to be updated, but it does at a minimum require that the 100 year, 1% any utilities or meters, plumbing be elevated one foot above but for Iowa City specifically, if there's a structure that's located in the 500 year, it would need to go above that.

**MOTION: Beining recommends approval of REZ25-0013, amendments to Title 14 Zoning as illustrated in Attachment 2, to update requirements related to floodplain management standards in response to comments received from FEMA on the City's ordinance which**

**are necessary to ensure Iowa City residents and businesses remain eligible to obtain flood insurance and participate in the National Flood Insurance Program.**

**Davies seconded the motion.**

**A vote was taken and the motion passed 7-0.**

**CONSIDERATION OF MEETING MINUTES: DECEMBER 17, 2025:**

Miller moved to approve the meeting minutes from December 17, 2025. Townsend seconded the motion, a vote was taken and the motion passed 6-0-1 (Atkins abstained).

**ELECTION OF OFFICERS:**

Wade nominated Elliott for chair, Davies seconded, a vote was taken and the motion passed 7-0.

Townsend nominated Wade for vice-chair, Davies seconded, a vote was taken and the motion passed 7-0.

Miller nominated Davies for secretary, Atkins seconded, a vote was taken and the motion passed 7-0.

**PLANNING AND ZONING INFORMATION:**

Russett noted that at City Council's meeting last night they adopted the State Preemption Ordinance that the Commission saw at the last meeting related to ADUs, area variances, fireworks, and multiple things.

Regarding the Comprehensive Plan update, Russett stated they are continuing to work on it, right now they're in the middle of drafting chapters, and the next steering committee meeting is March 4. Staff will continue to try to keep the Commission updated as they move forward.

Russett also stated that there will not be a meeting during spring break, which is March 18, if there's an application that needs to move forward they might need to look at scheduling another meeting that month but she will keep the Commission posted on that.

**ADJOURNMENT:**

Miller moved to adjourn, Davies seconded and the motion passed 7-0.

**PLANNING & ZONING COMMISSION  
ATTENDANCE RECORD  
2025-2026**

	2/19	3/5	5/7	6/4	6/18	7/2	7/16	8/6	8/27	9/3	10/15	11/5	11/19	12/3	12/17	2/4
<b>ATKINS, COLETTE</b>	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	X
<b>BEINING, KALEB</b>	---	---	---	---	---	X	O	X	X	O	O	X	X	X	X	X
<b>DAVIES, JAMES</b>	---	---	---	---	---	X	X	X	X	X	X	X	X	X	X	X
<b>CRAIG, SUSAN</b>	X	X	X	X	X	---	---	---	---	---	---	---	---	---	---	---
<b>ELLIOTT, MAGGIE</b>	X	X	X	X	X	X	O/E	X	X	O/E	X	O/E	X	X	X	X
<b>HENSCH, MIKE</b>	X	O/E	X	X	X	---	---	---	---	---	---	---	---	---	---	---
<b>MILLER, STEVE</b>	X	X	X	X	O/E	X	X	X	X	O/E	X	X	X	X	X	X
<b>QUELLHORST, SCOTT</b>	X	X	X	X	X	X	X	X	O/E	X	O/E	X	X	---	---	---
<b>TOWNSEND, BILLIE</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>WADE, CHAD</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

KEY:  
X = Present  
O = Absent  
O/E = Absent/Excused  
--- = Not a Member

February 17, 2026

The City Council of the City of Iowa City, State of Iowa, met in \_\_\_\_\_ session, in the Emma J. Harvat Hall, 410 E. Washington Street, Iowa City, Iowa, at 6:00 P.M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

This being the time and place fixed for a public hearing on the matter of determining an area of the City to be an Economic Development Urban Renewal Area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the North Dodge & Scott Urban Renewal Plan, the Mayor first asked for the report of the Economic Development Coordinator, or her delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Council was informed that the consultation was duly held as ordered by the Council, and that zero written recommendations were received from affected taxing entities. The report of the Economic Development Coordinator, or her delegate, with respect to the consultation was placed on file for consideration by the Council.

The City also was informed that the proposed Plan had been approved by the Planning and Zoning Commission as being in conformity with the general plan for development of the City as a whole, as set forth in the minutes or report of the Commission. The Commission's report or minutes were placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Plan, and the City Clerk reported that zero written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the North Dodge & Scott Urban Renewal Plan and \_\_\_\_\_ were made. The public hearing was then closed.

{Attach summary of comments here,  
or include summary of comments in meeting minutes}

Council Member \_\_\_\_\_ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE NORTH DODGE & SCOTT URBAN RENEWAL PLAN" and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called, and the vote was:

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

Resolution No. \_\_\_\_\_

Resolution determining an area of the City to be an Economic Development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the North Dodge & Scott Urban Renewal Plan.

Whereas, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and

Whereas, this Council has caused there to be prepared a proposed North Dodge & Scott Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the North Dodge & Scott Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

Whereas, the purpose of the Plan is to form the North Dodge & Scott Urban Renewal Area as an area suitable for economic development, including commercial, industrial, and low and moderate income housing development, and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the City Clerk; and

Whereas, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Council has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

Whereas, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

Whereas, the proposed Urban Renewal Area includes land classified as agricultural land and consequently written permission of the current owners has been obtained; and

Whereas, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Urban Renewal Plan to be known hereafter as the "North Dodge & Scott Urban Renewal Plan"; and

Whereas, the Iowa statutes require the City Council to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; and

Whereas, creation of the Urban Renewal Area and adoption of the Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its written report or minutes filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

Whereas, by resolution adopted on January 20, 2026, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Urban Renewal Plan be sent to all affected taxing entities; and

Whereas, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Coordinator, or her delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

Whereas, by resolution this Council also set a public hearing on the adoption of the proposed Urban Renewal Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Iowa City Press-Citizen, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

Whereas, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

Now, therefore, be it resolved, by the City Council of the City of Iowa City, State of Iowa:

Section 1. That the findings and conclusions set forth or contained in the proposed "North Dodge & Scott Urban Renewal Plan" for the area of the City of Iowa City, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "North Dodge & Scott Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area is an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as

the "North Dodge & Scott Urban Renewal Plan for the North Dodge & Scott Urban Renewal Area"; the Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. Said Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Johnson County, Iowa, to be filed and recorded in the manner provided by law.

Passed and approved this 17<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Mayor

Approved by:

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney's Office

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF JOHNSON )

I, the undersigned City Clerk of the City of Iowa City, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this \_\_\_\_\_  
day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
City Clerk, City of Iowa City, State of Iowa

(SEAL)

Exhibit 1

**NORTH DODGE & SCOTT  
URBAN RENEWAL PLAN**

**for the**

**NORTH DODGE & SCOTT  
URBAN RENEWAL AREA**

**CITY OF IOWA CITY, IOWA**

**2026**

## TABLE OF CONTENTS

### ***SECTION***

- A. INTRODUCTION
- B. DESCRIPTION OF THE URBAN RENEWAL AREA
- C. AREA DESIGNATION
- D. BASE VALUE
- E. DEVELOPMENT PLAN/ZONING
- F. PLAN OBJECTIVES
- G. TYPES OF RENEWAL ACTIVITIES
- H. ELIGIBLE URBAN RENEWAL PROJECTS
- I. FINANCIAL DATA
- J. URBAN RENEWAL FINANCING
- K. AGRICULTURAL LAND
- L. PROPERTY ACQUISITION/DISPOSITION
- M. RELOCATION
- N. PROPERTY WITHIN AN URBAN REVITALIZATION AREA
- O. STATE AND LOCAL REQUIREMENTS
- P. URBAN RENEWAL PLAN AMENDMENTS
- Q. EFFECTIVE PERIOD
- R. SEVERABILITY

### ***EXHIBITS***

- A. LEGAL DESCRIPTION OF AREA
- B. URBAN RENEWAL AREA MAP
- C. AGRICULTURAL LAND CONSENT

**North Dodge & Scott Urban Renewal Plan  
for the  
North Dodge & Scott Urban Renewal Area**

City of Iowa City, Iowa

**A. INTRODUCTION**

The North Dodge & Scott Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the North Dodge & Scott Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote economic development in the City of Iowa City (“City”).

In order to achieve these objectives, the City intends to undertake urban renewal activities within the Urban Renewal Area, pursuant to the powers granted to the City under Chapter 403 and Chapter 15A of the Code of Iowa, as amended.

**B. DESCRIPTION OF THE URBAN RENEWAL AREA**

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B”.

The City reserves the right to modify the boundaries of the Area at some future date.

**C. AREA DESIGNATION**

With the adoption of this Plan, the City designates this Urban Renewal Area as an area that is appropriate for the promotion of economic development (commercial, industrial, and low or moderate income (LMI) residential development).

**D. BASE VALUE**

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

**E. DEVELOPMENT PLAN/ZONING**

The City has a general plan for the physical development of the City as a whole outlined in the IC2030, adopted May 14, 2013. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the City’s Comprehensive Plan.

This Urban Renewal Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

#### **F. PLAN OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial, industrial, and low or moderate income (LMI) residential development). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job and housing opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial, industrial, and residential development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide improved quality of life amenities such as parks, parklands, and trails to encourage commercial, industrial, and residential development.
6. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
7. To stimulate, through public action and commitment, private investment in new and existing commercial, industrial, and low or moderate income residential development.
8. To improve the conditions and opportunities for economic development (commercial, industrial, and low or moderate income residential uses).
9. To help develop a sound economic base that will serve as the foundation for future growth and development.

10. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

### **G. TYPES OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, parks, parkland, public utilities, sidewalk, trail, storm water infrastructure, or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use tax increment to provide LMI housing assistance.
9. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

### **H. ELIGIBLE URBAN RENEWAL PROJECTS**

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

**1. Public Improvements**

<b>Description of Project/Project Name</b>	<b>Estimated Project Dates</b>	<b>Cost Amount to be Reimbursed Using TIF Not to Exceed</b>	<b>Explain How the Project Promotes the Designated Purpose of the URA</b>
North Dodge Intersection Improvements and Related Utility Improvements	2026 – 2027	\$3,000,000, including authorized reimbursable expenses	Improvements are necessary to serve expected traffic counts associated with proposed commercial development

**2. Development Agreements**

**A. *Development Agreements:*** The City expects to consider requests for development agreements for projects that are consistent with this Plan, in the City’s sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such development agreements will not exceed \$15,000,000.

**3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning**

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to Exceed \$150,000, including authorized reimbursable expenses

**I. FINANCIAL DATA**

1.	Current constitutional debt limit:	\$435,367,793
2.	Current outstanding general obligation debt:	\$52,980,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project	\$18,150,000  This total does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

	<p>or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects to the City as described above will be approximately as stated in the next column:</p>	
--	--	--

**J. URBAN RENEWAL FINANCING**

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area. Alternatively, the City may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

#### **K. AGRICULTURAL LAND**

Because the Urban Renewal Area contains land that is defined as “agricultural land” by Iowa Code Section 403.17(3), the City must acquire consent from the owner(s) of the agricultural land prior to including such land in the Urban Renewal Area. The City has requested consent from the owner(s) of agricultural land proposed to be included in the Urban Renewal Area. A copy of the agricultural landowner agreements is, or will be, attached hereto as Exhibit “C.” The original signed agreement(s) will be placed on file in the City Clerk’s office.

#### **L. PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

#### **M. RELOCATION**

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

#### **N. PROPERTY WITHIN AN URBAN REVITALIZATION AREA**

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. Properties within the Urban Renewal Area shall not be eligible for tax abatement under an Urban Revitalization Plan without the City Council’s specific approval. The City Council, at its sole discretion, shall determine which incentives are available through either: (a) this Plan for urban renewal incentives, if any urban renewal incentives are offered by the City, at the City Council’s sole discretion; or (b) tax abatement incentives through the City’s Urban Revitalization Plan(s); or (c) a combination of urban renewal incentives and tax abatement incentives.

#### **O. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to state and local laws will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

#### **P. URBAN RENEWAL PLAN AMENDMENTS**

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities.

The City Council may amend this Plan in accordance with applicable State law.

**Q. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Iowa Code Chapter 403, is limited to twenty (20) fiscal years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds for urban renewal projects within the Urban Renewal Area which qualify for payment from the incremental property tax revenues of the TIF district of the Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Iowa Code Section 403.19) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

**R. SEVERABILITY**

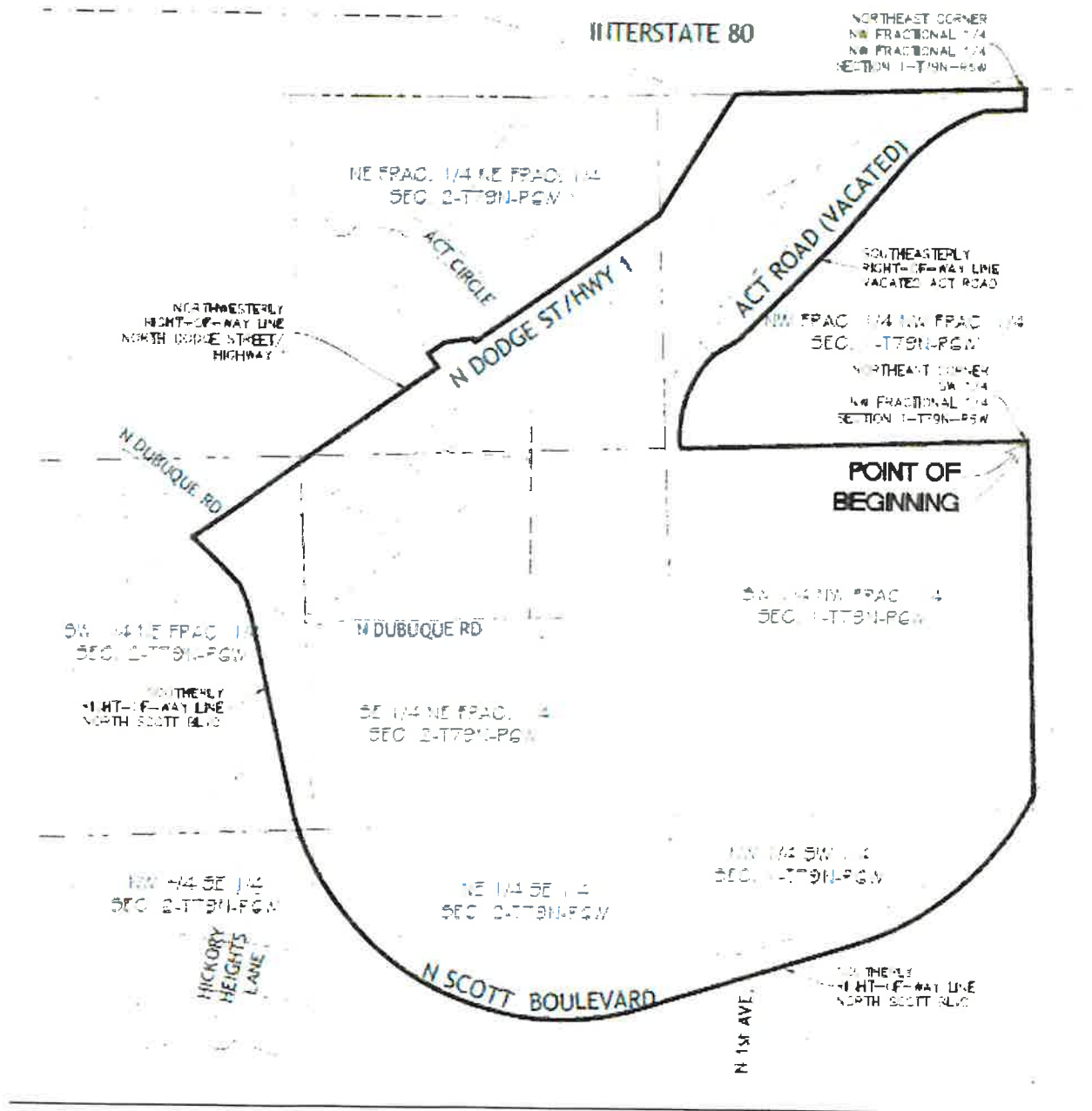
In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

**EXHIBIT A**  
**LEGAL DESCRIPTION OF**  
**NORTH DODGE & SCOTT URBAN RENEWAL AREA**

THAT PORTION OF THE WEST ONE-HALF OF THE FRACTIONAL NORTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 1 AND THAT PORTION OF THE EAST ONE-HALF OF SECTION 2, ALL LOCATED IN TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5th P.M., CITY OF IOWA CITY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE FRACTIONAL NORTHWEST ONE-QUARTER OF SAID SECTION 1; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE FRACTIONAL NORTHWEST ONE-QUARTER TO ITS INTERSECTION WITH THE PRESENTLY ESTABLISHED SOUTHERLY RIGHT-OF-WAY LINE OF NORTH SCOTT BOULEVARD; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET (ALSO KNOWN AS IOWA HIGHWAY 1); THENCE NORTHWESTERLY TO THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DUBUQUE ROAD AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET AND ITS NORTHEASTERLY EXTENSION TO ITS INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID NORTHWEST FRACTIONAL ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST FRACTIONAL QUARTER TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VACATED ACT ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER TO THE POINT OF BEGINNING, CONTAINING 142 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD.

**EXHIBIT B  
DEPICTION OF NORTH DODGE & SCOTT URBAN RENEWAL AREA**



**EXHIBIT C**  
**AGREEMENT TO INCLUDE AGRICULTURAL LAND IN**  
**THE NORTH DODGE & SCOTT URBAN RENEWAL AREA**

Whereas, the City of Iowa City, Iowa, (the "City") has proposed to establish an Urban Renewal Plan ("Plan") for the North Dodge & Scott Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

Whereas, it has been proposed that the boundaries of land included in the Urban Renewal Area will contain certain property owned by the undersigned Agricultural Land Owner; and

Whereas, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in Section 403.17(3) of "agricultural land" until the owners of such property agree to include such property in such urban renewal area; and

Whereas, it has been determined that a portion of the property located within the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

Now, therefore, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property within the proposed Urban Renewal Area and agrees that the City of Iowa City, Iowa, may include such property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City of Iowa City, Iowa, to pass any resolution or ordinance necessary to designate property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

Dated \_\_\_\_\_, 20\_\_\_\_

Agricultural Land Owner's Name (print): \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name of Signatory: \_\_\_\_\_

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF JOHNSON )

I, the undersigned City Clerk of the City of Iowa City, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 20th day of January, 2026.

Heidi K. Grace  
City Clerk, City of Iowa City, State of Iowa

(SEAL)  
4908-8878-5539-1\10714-152



# CITY OF IOWA CITY COUNCIL ACTION REPORT

February 17, 2026

Resolution determining an area of the city to be an Economic Development Area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the Sycamore Urban Renewal Plan.

Prepared By: Rachel Kilburg Varley, Economic Development Coordinator  
Reviewed By: Geoff Fruin, City Manager  
Alexandra Bright, Asst. City Attorney  
Fiscal Impact: N/A  
Staff Recommendation: Approval  
Commission Recommendations: N/A  
Attachments: [Minutes Consultation Meeting 1-29-26](#)  
[P&Z Rec'd to City Council - Sycamore URP](#)  
[P&Z Draft Meeting Minutes 2.4.26](#)  
[Sycamore URP - Authorizing Resolution](#)  
[Exh 1 to Resolution - Sycamore URP](#)

## Executive Summary:

The adoption of an urban renewal plan and creation of an urban renewal area allows municipalities to further establish a Tax Increment Financing (TIF) District to help financially support and undertake urban renewal projects within the area. The adoption of the Sycamore Urban Renewal Plan and creation of the Sycamore Urban Renewal Area positions the City to support future development, redevelopment, public improvement projects, and business support activities occurring on in the area. The steps to adopt the Urban Renewal Plan and create this Urban Renewal Area have been completed pursuant to the process required by state code:

1. On January 20, 2026, City Council passed Resolution No. 26-23 which adopted a Resolution of Necessity, set the tax entity consultation meeting, and set the public hearing.
2. On January 22, 2026, the City Clerk mailed the Consultation Meeting Notice to the Iowa City Community School District and Johnson County Board of Supervisors.
3. On January 29, 2026, the required Consultation Meeting with other taxing entities was held. One representative attended on behalf of the Iowa City Community School District and no representatives attend for the Johnson County Board of Supervisors. At this meeting, the City and School District generally discussed the proposed Sycamore Urban Renewal Area and there was no discussion or comments on the proposed Sycamore Urban Renewal Plan or Sycamore Urban Renewal Area. No written requests

for modification to the Area or Plan were received from either jurisdiction.

4. On January 30, 2026, the public hearing notice set for February 17, 2026 was published in the Iowa City Press-Citizen, complying with Iowa Code Section 362.3, which states that notices must be published not less than four days and not more than 20 days before a public hearing.
5. On February 4, 2026, the Planning & Zoning Commission reviewed the proposed Urban Renewal Area and Plan for conformity with the City's Comprehensive Plan pursuant to State Code requirements, and approved a recommendation to City Council that the proposed Area and Plan is in conformity.
6. The public hearing to consider adoption of the Sycamore Urban Renewal Plan and creation of the Sycamore Urban Renewal Area is set for February 17, 2026.

It is important to note that the adoption of an urban renewal plan and creation of an urban renewal area does not constitute the approval of projects or development agreements, but affords the City Manager and/or City Council to consider approval of such projects in the future. Adoption of a Tax Increment Financing District within the Sycamore Urban Renewal Area will be submitted to Council for separate consideration.

### **Background / Analysis:**

Iowa Code Chapter 403 authorizes cities to designate urban renewal areas in order to address conditions that impede sound growth, development, and economic vitality. Under state law, an urban renewal area may be established when an area is determined to be blighted, an economic development area, or a combination thereof, and when the use of urban renewal powers is deemed necessary to promote the public health, safety, and welfare. The proposed Sycamore Urban Renewal Area is generally located in the commercial area between Highway 6 and the Iowa Interstate Railroad and Sycamore Street and the eastern boundary of Procter & Gamble.

The proposed urban renewal area consists primarily of older commercial development characterized by underused and underutilized buildings and sites. Much of the existing development reflects outdated design standards and site layouts that no longer meet the needs of modern commercial and employment uses, resulting in inefficient land utilization and limited reinvestment activity. The area is also impacted by roadway and access limitations, including inefficient street configurations, inadequate connectivity, and infrastructure that was not designed to accommodate current or anticipated traffic patterns. These conditions reduce accessibility, constrain redevelopment potential, and limit the overall functionality of the area. Collectively, these conditions contribute to stagnation and limit the ability to respond to changing market demands, leading to lower economic productivity than would otherwise be achievable in a more efficiently planned and developed mixed-use area.

The identified conditions meet the criteria for designation as an economic development area under Iowa Code Chapter 403, as they substantially impair the sound growth of the community and require a coordinated public planning and financing approach to encourage reinvestment, modernization, and long-term economic vitality.

Establishing an urban renewal area enables the City to implement a coordinated redevelopment strategy and, if necessary, use tax increment financing (TIF) as authorized under Chapter 403. Although specific projects have not been anticipated at this time, creation of the district may allow the City to support public improvements, infrastructure upgrades, site assembly, or other activities intended to stimulate private investment and encourage redevelopment consistent with City plans and policies.

It is important to note that the designation of an urban renewal area does not approve specific development projects or financial obligations. Rather, it creates a planning and financing framework through which future improvements or development proposals may be considered by the City Council following applicable public notice, hearing, and approval requirements. The proposed urban renewal area is intended to support long-term economic growth, improve public benefit, and advance the goals of the City's strategic plan.

**Minutes**  
**Consultation Meeting with Affected Taxing Entities**  
**January 29, 2026**  
**City Manager's Conference Room**

**Re: Proposed North Dodge & Scott and Sycamore Urban Renewal Areas**

**Taxing Entities Present:**

- Iowa City Community School District: Chase Ramey
- Johnson County: None

**Iowa City Staff Present:** Rachel Kilburg Varley

**Public Present:** None

On January 22, 2026, notice of a consultation to be held between the City of Iowa City and all affected taxing entities concerning the proposed North Dodge & Scott Urban Renewal Area and proposed Sycamore Urban Renewal Area was mailed to the Iowa City Community School District and Johnson County Board of Supervisors. Additionally, the notice was published in the Press-Citizen on January 30, 2026.

The consultation was held on January 29, 2026 at 9:00 a.m. in the City Manager's Conference Room in City Hall. Chase Ramey, Iowa City Community School District, attended. There were no representatives present for the Johnson County Board of Supervisors.

The City and School District held a general discussion of anticipated development in the North Dodge & Scott Urban Renewal Area and the City reviewed the North Dodge Intersection improvements planned for the Urban Renewal Area. There was no discussion on the proposed Sycamore Urban Renewal Area.

State law requires that the taxing entities may submit any written recommendations for modification to the proposed division of revenue within 7 days of the consultation. None were received.



# CITY OF IOWA CITY MEMORANDUM

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Date: February 4, 2026

To: City Council

From: Maggie Elliott, Chair, Planning and Zoning Commission

A handwritten signature in black ink, reading "Maggie Elliott".

Re: Planning and Zoning Commission Review of the Sycamore Urban Renewal Plan

At its regular meeting February 4, 2026, the Planning and Zoning Commission reviewed the Sycamore Urban Renewal Plan for its conformity with the Iowa City Comprehensive Plan.

By a vote of 7-0, the Planning and Zoning Commission found that the Sycamore Urban Renewal Plan conforms to the Iowa City Comprehensive Plan.

**MINUTES  
PLANNING AND ZONING COMMISSION  
FEBRUARY 4, 2026 – 6:00 PM – FORMAL MEETING  
EMMA J. HARVAT HALL, CITY HALL**

**PRELIMINARY**

**MEMBERS PRESENT:** Colette Atkins, Kaleb Beining, James Davies, Maggie Elliott, Steve Miller, Billie Townsend, Chad Wade

**MEMBERS ABSENT:**

**STAFF PRESENT:** Madison Conley, Rachel Kilburg Varley (via zoom), Anne Russett

**OTHERS PRESENT:** Cady Gerlach

**RECOMMENDATIONS TO COUNCIL:**

By a vote of 7-0 the Commission recommends forwarding a written recommendation to the City Council stating that the North Dodge & Scott Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.

By a vote of 7-0 the Commission recommends forwarding a written recommendation to the City Council stating that the Sycamore Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.

By a vote of 7-0 the Commission recommends approval of REZ25-0013, amendments to Title 14 Zoning as illustrated in Attachment 2, to update requirements related to floodplain management standards in response to comments received from FEMA on the City's ordinance which are necessary to ensure Iowa City residents and businesses remain eligible to obtain flood insurance and participate in the National Flood Insurance Program.

**CALL TO ORDER:**

Elliott called the meeting to order at 6:00 PM.

**PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:**

None.

**URBAN RENEWAL ITEMS:**

Kilburg Varley explained two urban renewal areas being considered for adoption in Iowa City. City Council will then set a public hearing to consider adoption of them at an upcoming meeting. Kilburg Varley first gave the Commission a little bit of background on urban renewal and TIFs (Tax Increment Financing) in general as oftentimes a TIF district and urban renewal district are terms used interchangeably, but they're actually two separate concepts that work together. An urban renewal area is a designated area where they can conduct those projects and the TIF district is the funding mechanism that is used to support projects in that area. When a TIF district is established, that allows them to capture that increment, or the increased tax revenue over the base taxes, from the new development that can then be rebated back on a project. For example, in Iowa City there is the City/University Urban Renewal Area, which covers most of the Downtown and Riverfront Crossings, but the Hilton Garden Inn project is one project within that Urban Renewal Area supported through TIF.

Elliott asked what's the implication for the private developer if they have a TIF on a specific building. Kilburg Varley explained the City has a TIF Policy which outlines all of the public benefits that are required when they enter into a development agreement with a developer. Those would include things like enhanced sustainability standards or affordable housing and, if the City is providing TIF rebates to a project, they want to be what's considered the "last dollar in" and would have a third-party financial firm do an analysis to determine that there is a true gap that the developer can't meet and that City funding, or TIF funding, would be necessary to help make the project go. If that is then the case, that's when the TIF Policy is applied, which outlines the different things that are required from the developer, such as affordable housing units or other design standards. Most often, the TIF incentives are set up as a rebate so there's no risk to the City upfront. The City simply agrees with the developer that if they meet all of the requirements of the development agreement, construct their building as they've said they're going to do, and complete all public benefits that are agreed upon, then they will get the tax increment rebated back to them after the fact, which usually doesn't come until a couple years after the project is completed. The City also does an annual certification on those projects to make sure that they continue to meet compliance over the life of the TIF rebate period.

Elliott asked if that means the developer doesn't pay taxes during that time, or what is actually rebated to them. Kilburg Varley explained they are paying taxes, the rebate is on the increment, so they're continuing to pay taxes. When a TIF district is established, it sets the base value at the current value, and then when their development increases the property value, that increased property value causes their property tax bill to go up. The developer continues to pay that full property tax bill, however, when it's in a TIF district all taxing entities won't see the return on that increased value yet. Instead, the City is capturing all or a portion of that increment to be used it on specific projects, like rebating it back to the developer. She explained in theory it kind of works like tax exemption on a portion of their taxes, but it's just rebating back the growth that they created for that period of time, and then when the TIF period is over, they no longer receive the tax rebate.

Kilburg Varley stated that Iowa Code requires that a city designate an urban renewal area as one of two definitions, and both discussed today are being designated on the basis of Economic Development. Under Iowa Code, this means they have a statutory sunset of 20 years from the first certification of debt. The process to establish an urban renewal area is to first develop that urban renewal plan and hold the first Council meeting, which is where they set the public hearing, adopt a declaration of necessity, set a consultation meeting with the other taxing entities and then it directs the proposed plan to be reviewed by the Planning and Zoning Commission. Staff has completed the steps up to the Planning and Zoning Commission's review of the Urban Renewal Plan for conformity with the City's Comprehensive Plan. After that, the City Council will hold their public hearing, which will ideally happen at their next Council meeting, and then they'll have the opportunity to adopt the Urban Renewal Plan at that time. Separately from that, it requires an ordinance to establish the TIF district and that would be three readings in addition to this resolution to create the urban renewal area.

Russett noted that agenda item five will be done first and then agenda item four will be discussed.

**Review of proposed North Dodge & Scott Urban Renewal Plan located southeast of N.**

### **Dodge Street and Scott Boulevard.**

Kilburg Varley began reviewing the North Dodge and Scott Urban Renewal Area by showing a map of the boundaries. She noted the commercial area that's bordered by North Dodge Street and Highway One along the northwest boundary, North Scott Boulevard is along the western and southern boundary, and then the eastern boundary is where the existing campus ends. The proposed area is about 150 acres of what was the ACT campus. The area is planned for some redevelopment of commercial and housing and there are a public improvement projects that are necessary to support that development. Kilburg Varley stated this area is being designated as an Economic Development Area, which means it has a 20 year life after they first certify debt on the area. In the agenda packet the proposed Urban Renewal Plan was included. Within that Plan, it includes different objectives of the Urban Renewal Area, which all are essentially tied to promotion of economic development in the area. It also outlines the type of urban renewal activities that can be performed, which includes things like public infrastructure, incentives for economic development and low- to moderate-income residential housing. It also identifies the eligible urban renewal projects, including planning, engineering, and attorney fees, which the City has not typically certified as TIF debt in the past; development agreements; and then public improvements, which is the project that is planned for this urban renewal area, the North Dodge intersection improvements and the related utility improvements.

Kilburg Varley noted that Iceberg Development Company is planning some redevelopment activity in this area and she shared their conceptual master plan noting there will be different commercial and residential projects. Senior housing development on the main campus and some commercial redevelopment along North Dodge is their primary focus at this time. To serve the users and tenants that are anticipated, the City needs to complete improvements at the North Dodge intersection and Kilburg Varley shared a drawing of that project. The intersection improvement is necessary to support the anticipated development that's happening on the property and was a project that was already preplanned. ACT Circle was not signalized but with the traffic counts they knew that it would need to be at some point. Once the developer purchased the ACT property and planned their development, the City and developers realized that additional access and signalization would be needed and the cost of the project increased significantly due to adding in a fourth leg connecting ACT Drive to what's considered the ACT campus now as well as adding a second left turn lane in off North Dodge Street into ACT Drive. The project cost is about \$3.5 million and the City has that programmed for 2026 in the Capital Improvement Plan. Kilburg Varley reiterated that project and the timing of that project is necessary to support the users that are coming in, particularly a grocery store, which will be one of the first coming in. This need is the impetus for this Urban Renewal Area and TIF District. Kilburg Varley explained the idea would be that the City would fund the project with an internal loan from one of the funds that has the capacity in the City budget and then would reimburse that fund with the TIF over time. It would add a \$3.5 million project that would look like about \$350,000 - \$450,000 per year over a 10-year period.

Kilburg Varley also provided in the agenda packet a memo that outlined conformity with the Comprehensive Plan, which is what the Commission is tasked with today. Staff did find that it matches many of the different goals and strategies contained in the Comprehensive Plan.

Staff recommends that the Planning and Zoning Commission forward a written recommendation to the City Council stating that the North Dodge & Scott Urban Renewal Plan conforms to the

Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.

Next steps after Commission recommendation is City Council will hold their public hearing at their next meeting, presumably adopt that Urban Renewal Plan and then proceed with adoption of the TIF district. The construction project is planned to take place this next construction season and the City wouldn't certify debt on the project until January 1, 2027, so it would be 20 years after 2027 when this TIF district would expire.

Elliott opened the public hearing, seeing no one she closed the public hearing.

**MOTION: Wade recommends that the Planning and Zoning Commission forward a written recommendation to the City Council stating that the North Dodge & Scott Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.**

**Townsend seconded the motion.**

Miller wanted to express that he did check with the City Attorney's office because even though he is working on some projects in this area he can vote fair and impartially, and does think it's a great use of TIF and as a urban renewal district, so he is in support.

**A vote was taken and the motion passed 7-0.**

**Review of proposed Sycamore Urban Renewal Plan located in the commercial area bordered by Sycamore Street, Highway 6, and the Iowa Interstate Railroad.**

Kilburg Varley next reviewed the proposed Sycamore Urban Renewal Area and showed a map of the proposed boundaries. The area is between Highway 6 and the railroad to the north, and then from east to west it's between Sycamore Street at the west boundary and the edge of the Procter and Gamble building to the east. The proposed Urban Renewal Area consists primarily of older commercial development and much of the development in the area consists of underutilized and underused buildings and sites. A lot of the development has site layouts that are inefficient and don't necessarily meet the modern needs of commercial, retail and employment uses. Additionally, there are roadway and access limitations throughout the area. Kilburg Varley acknowledged even though this area has continued to serve as a really strong commercial and employment center in the community, and especially for that surrounding neighborhood, there are opportunities to continue to improve the overall economic development potential of the area and the overall functionality of the area.

The City has previously established an urban renewal area in this general vicinity. There was an urban renewal area here from 2000 to 2022 and during that time the City conducted four different urban renewal projects. In 2000 they entered a development agreement on the Sycamore Mall, which included some building upgrades and minimum occupancy standards, and that project resulted in \$10.5 million in new taxable values supported by a \$1.8 million TIF incentive. In 2002 there was an agreement with Plamor Development for some improvements of several buildings along First Avenue, where Donutland, Java House, and the gym currently are, which represented a \$231,000 TIF to create \$1 million new taxable value. Then in 2014 the City tried

again on another development agreement with the Sycamore Mall, however the development agreement was terminated early due to the developer defaulting on the agreement as they were unable to maintain the required 80% occupancy rate after Lucky's Market closed, and they were unable to remedy it even after the City gave them time to do so. In 2021, as that TIF district was expiring and the City had some unused available increment, the City offered Commercial and Industrial Energy Efficiency Matching Grants. Procter and Gamble took them up on that and the City was able to help them install a new high-efficiency air compressor project.

Kilburg Varley stated there is now renewed interest in investment in this area. First, Procter and Gamble has announced \$150 million expansion at its Oral B facility that's within this area, which would also create about 100 new jobs. Then in partnership with Greater Iowa City, Inc., the City has helped them work on creating a Strategic Investment Districts focused on the Sycamore area. That partnership was a re-envisioning process with the neighborhood and community members and different stakeholders to reimagine how this area could potentially be improved or redeveloped in different ways to better meet the needs of the community. Kilburg Varley explained that these two efforts combined show that there's some new momentum of interest and investment in this area. She noted there is not a current project in mind for this Urban Renewal Area, but they are creating the Plan as a proactive step. She acknowledged it's not what they typically do with urban renewal areas, but in this case they wanted it to be in place and have the tool ready to use if the opportunity arises, since it can take several months for these to go through the whole process. Kilburg Varley stated this area is also being designated on the basis of Commercial and Industrial Economic Development, which sets it up for a 20 year life. The Urban Renewal Plan outlines the different plan objectives, types of urban renewal activities, and eligible urban renewal projects. Staff again have outlined public improvements, development agreements, and grant or loan programs like that energy efficiency program mentioned previously. However, no particular projects have been identified at this time.

Kilburg Varley noted staff found a lot of conformity with the Comprehensive Plan in the goals and strategies outlined in that Plan, which were included in the agenda packet.

Staff recommends that the Planning and Zoning Commission forward a written recommendation to the City Council stating that the Sycamore Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.

Next steps would be the same as the North Dodge and Scott Boulevard Urban Renewal Plan.

Atkins asked if it is typical to reestablish urban renewal area after it's expired. Kilburg Varley explained it is allowed, it's not uncommon and State Code allows it.

Atkins asked about the previous default and how does that impact the City when there is a default associated with one of these urban renewal areas. Kilburg Varley replied that often it doesn't have an impact because of the rebate structure the City prefers. They structure the incentive in a way so the risk is on the developer and if they don't meet the requirements, then they don't get the increment rebated back to them. In that particular case in 2014 when the developer didn't meet the requirements, the City didn't have to pay anything to them. When they don't use all the TIF increment that they anticipate using, it gets diverted back to the County and dispersed to all the taxing entities.

Wade asked what helps establish the boundaries of these urban renewal plans, for example why does it end at the Proctor and Gamble lot, but it doesn't flow over to the HNI or Lakeside. What establishes the boundaries versus continuing to grow within that area. Kilburg Varley stated the boundaries are established by staff. At last night's City Council meeting they just terminated two urban renewal areas that were nearby this district but had never been used and one of those was in that area. It had been on the books for over 20 years and had never been used so they didn't see a reason to include it here. She noted when they are creating the urban renewal areas they have to think prospectively about what types of projects might be in the area and what they might want to use tax increment financing for. In this case, the City is really focused on the opportunity for commercial and residential redevelopment that the Greater Iowa City Strategic Investment District focused on, and if they wanted to focus on more growth in the industrial sector and industrial employment center, then they would probably create a separate urban rural area covering more of that industrial property to the east.

Davies asked about when the base tax value is established and how it's established, including whether it is based on an empty lot or based on the building that's projected to go there. Kilburg Varley explained the base value will be set as of January 1 of the year prior to when debt is first certified. Certifying debt is how they signal to the County that they have incurred an expense on the urban renewal area and now are seeking the diversion of the tax increment on that project. So, if January 1, 2027 is the first time that the City certifies debt on the project, then the base value will be set as January 1, 2026.

Elliott opened the public hearing.

Cady Gerlach (Vice President for Programs of Greater Iowa City, Inc., / Executive Director of Better Together 2030) is here tonight to speak in support of establishment of the Sycamore Strategic Investment District Urban Rural Area. Greater Iowa City has been promoting the Sycamore Area for the last year and been working on it as a community. The Sycamore area has long been recognized as a place with strong fundamentals but real redevelopment barriers, including aging commercial properties, fragmented design, infrastructure challenges and limited internal connectivity. These conditions have constrained private redevelopment and reinvestment for years. Despite the area's strategic location and proximity to jobs, services, and existing neighborhoods, the Strategic Investment District process that Greater Iowa City undertook was intentionally community-informed and implementation focused. It aligned closely with the City's Comprehensive Plan and direction around infill development, housing delivery, and reinvestment along major corridors. Importantly, the proposed urban renewal area does not approve any project, it simply creates the framework needed to move the vision to a viable redevelopment over time. Urban renewal designation is a necessary first step in this process, and tools like TIF are not automatic or guaranteed; but without urban renewal in place, many of the infrastructure and site challenges will remain unsolvable. Housing is a critical part of this conversation. The Sycamore area identifies realistic opportunities to add dense housing and potentially hundreds of units over time, while still respecting zoning and processes, buffering needs, and future site-specific review. Establishing this Urban Renewal Area will keep those options on the table and will allow flexibility as projects evolve. From a planning perspective, Gerlach also wanted to emphasize that this action preserves the Commission's role as any rezoning, site plans, or subdivisions will still come before this Commission. Tonight's decision is about setting the policy and the financial foundation, not bypassing future scrutiny. Finally, she wanted to acknowledge

the strong collaboration between City staff, property owners, and community partners that have brought this forward. The level of coordination is exactly what an urban renewal district is intended to support when a district is ready to move from planning to implementation. For these reasons, she would respectfully urge the Commission to recommend approval of the Sycamore Urban Renewal Area on behalf of Greater Iowa City, Inc., and it's a thoughtful, responsible step for reinvestment housing and long-term vitality.

Elliott closed the public hearing.

**MOTION: Atkins recommends that the Planning and Zoning Commission forward a written recommendation to the City Council stating that the Sycamore Urban Renewal Plan conforms to the Iowa City Comprehensive Plan and conforms with the general plan for the development of the City of Iowa City.**

**Miller seconded the motion.**

Townsend asked why the Eastdale area is not included in this because it's right across the street. Miller noted it is included.

Davies is fully supportive and thinks it's a great opportunity. For full transparency he did participate in the Strategic Investment District process with Greater Iowa City and found it really interesting. To address Atkin's comment about renewing a district that has expired previously, there's some energy in maybe approaching it a little bit more proactively, which could help. A lot of the time they see these districts established in a passive way, hoping private development takes over and runs with things but this is an opportunity to approach it more collaboratively with public and private partnership and presents maybe a different path forward that might have a little bit more energy. He is excited about re-energizing that area in particular.

**A vote was taken and the motion passed 7-0.**

**ZONING CODE TEXT AMENDMENT ITEM:**

**CASE NO. REZ25-0013:**

**Consideration of amendments related to 14-5J Floodplain Management Standards**

City Council adopted amendments to the City's Floodplain Management Standards in October 2025; the proposed amendments are required to address revisions to those amendments requested by the Federal Emergency Management Agency (FEMA).

Conley stated that City Council adopted amendments to the City's Floodplain Management Standards back in October 2025, the proposed amendments tonight are required to address revisions recommended by the Federal Emergency Management Agency (FEMA) to update the Code and the Floodplain Management Ordinance. The amendments focus on updating the code language to help clarify general floodplain management standards, definitions and processes. Ultimately, in October 2025 City Council adopted the amendment to the Floodplain Management Standards, with the primary reason to adopt the Flood Insurance Rate Map, which is known as the FIRM and the flood insurance study. Those were requirements by the Iowa Department of

Natural Resources (DNR) and FEMA. Ultimately, City Council did adopt that and when the ordinance was submitted to the Iowa Department of Natural Resources, they passed it along to FEMA for approval, and it was ultimately approved. There was a deadline to have this approved by December 26, 2025, and this is when the ordinance was published, and the Flood Insurance Rate Map and the flood insurance study became effective for the community. Conley explained these tools are utilized to determine what structures are impacted by the flood hazard areas throughout Iowa City.

Although FEMA has ultimately approved the ordinance from December 26, 2025, they did come back to the Iowa DNR with some comments of some minor revisions for City Council to ultimately approve. There are two revisions based on the FEMA comments. One would be to include a standard where all plumbing and utility equipment associated with new construction or substantial improvement be elevated or flood proofed to a minimum of one foot above the flood hazard elevation. The second revision would be of the substantial improvement definition to align with what FEMA and the Iowa DNR have and clarify that the community determined market value of the structure will be used ultimately to make these determinations. The proposed amendments are geared towards Iowa City Floodplain Management Standards in order to help the community maintain eligibility in the National Flood Insurance Program known as the NFIP and the requirements do come from FEMA directly.

Conley next shared a general summary of the proposed amendments brought forth tonight that would impact the general floodplain management section. Currently they do not have that plumbing, utility gas meter standard in the code however, it was included in the Planning and Zoning memo and the City Council memo, it just did not make it into the ordinance draft. Conley noted this is a regular standard that is seen throughout all communities participating in the NFIP so it is being presented tonight. Again it just addresses that any new construction or substantially improved structures have those plumbing, gas meters and utilities elevated or flood proofed if they're nonresidential, one foot above whatever flood hazard area they are located in. The second revision is the substantial improvement definition. This substantial improvement definition has existed in the ordinance for quite some time, however FEMA has updated theirs, and they would like to see Iowa City's updated to reflect what they have in their language as well. The current Iowa City Code definition allows the use of the assessed or market value to make these determinations, and the state of Iowa specifically goes to a higher standard and they have a provision that states any addition increasing the floor area by 25% would also trigger substantial improvement compliance with higher standards. Conley explained not all states have that, Iowa is just specific to that, and Iowa City has adopted that as well. What they are proposing to do is remove the assessed value option and clarify that only the market value determined by the community would be utilized in the substantial improvement determination. Iowa City would still be having the 25% compliance standard in there, that would not be changing. Conley also noted there is some other language that clarifies historic structures and processes for how substantial improvements would be determined that reflect what is also in the Iowa DNR's ordinance language and FEMA's as well.

Davies asked about the difference between community assessed market value and typical assessment. Conley explained the assessed value focuses more on the tax side and the market value fluctuates more often based on the demand in the housing market. The City utilizes the Assessor's report and that does determine market value and dwelling value and utilize that number consistently for each report and then do a calculation where they take the cost of the

improvement over the market value determined by the community, and then based on that determination, if that's greater than 50% that triggers a substantial improvement in compliance with the higher standards.

Davies asked if it is the same for commercial and residential property and assuming municipal property. Conley confirmed it is. She explained there's the option for an appeal by a community member on the value, they can go ahead and make an appraisal and send that in, but FEMA wants to see that it is clear that the market value is to be utilized consistently for each property.

Conley moved onto the analysis noting there are quite a few flood risks throughout Iowa City that do require proactive management, therefore elevating or flood proofing plumbing and utilities such as gas meters is a required minimum standard to be a participating community in the NFIP, and this does apply to new or substantially improved structures. Again, Conley added that Iowa City does go above and beyond the minimum by regulating to not only the 100 year, known as the 1% flood hazard area, but also regulate to the 0.2% known as the 500 year. Additionally, FEMA and the Iowa DNR both clarify that the market value, not the assessed value, must be used for the substantial improvement determination, and then again if there are any appeals to that community members are able to provide additional documentation to use in the cost evaluation. Lastly that revisions align with the City's existing practices to provide clear and consistent compliance with NFIP standards that have been developed and required by FEMA ultimately, and by implementing these revisions this allows the community to continue to receive the flood insurance that they get by being a participating community.

Staff recommends that Title 14 Zoning be amended, as illustrated in Attachment 2, to update requirements related to floodplain management standards in response to comments received from FEMA on the City's ordinance which are necessary to ensure Iowa City residents and businesses remain eligible to obtain flood insurance and participate in the National Flood Insurance Program.

Next steps, upon recommendation from Planning and Zoning tonight, a public hearing will be scheduled for consideration by the City Council. The timeline for that looks like February 17 is where Council would set the public hearing and then March 3 Council would have the public hearing and first consideration.

Elliott opened the public hearing, seeing no one Elliott closed the public hearing.

Wade asked about the new standard and if it only applies to the 100 year or to the 500 year as well. Conley noted technically this isn't a new standard, this standard has already existed but Iowa City needed to adopt it and move it forward. Again, this was presented to the Planning and Zoning Commission in the packet memo and City Council so this has been seen already by the community however, there's just certain parts of the language that needed to be updated, but it does at a minimum require that the 100 year, 1% any utilities or meters, plumbing be elevated one foot above but for Iowa City specifically, if there's a structure that's located in the 500 year, it would need to go above that.

**MOTION: Beining recommends approval of REZ25-0013, amendments to Title 14 Zoning as illustrated in Attachment 2, to update requirements related to floodplain management standards in response to comments received from FEMA on the City's ordinance which**

**are necessary to ensure Iowa City residents and businesses remain eligible to obtain flood insurance and participate in the National Flood Insurance Program.**

**Davies seconded the motion.**

**A vote was taken and the motion passed 7-0.**

**CONSIDERATION OF MEETING MINUTES: DECEMBER 17, 2025:**

Miller moved to approve the meeting minutes from December 17, 2025. Townsend seconded the motion, a vote was taken and the motion passed 6-0-1 (Atkins abstained).

**ELECTION OF OFFICERS:**

Wade nominated Elliott for chair, Davies seconded, a vote was taken and the motion passed 7-0.

Townsend nominated Wade for vice-chair, Davies seconded, a vote was taken and the motion passed 7-0.

Miller nominated Davies for secretary, Atkins seconded, a vote was taken and the motion passed 7-0.

**PLANNING AND ZONING INFORMATION:**

Russett noted that at City Council's meeting last night they adopted the State Preemption Ordinance that the Commission saw at the last meeting related to ADUs, area variances, fireworks, and multiple things.

Regarding the Comprehensive Plan update, Russett stated they are continuing to work on it, right now they're in the middle of drafting chapters, and the next steering committee meeting is March 4. Staff will continue to try to keep the Commission updated as they move forward.

Russett also stated that there will not be a meeting during spring break, which is March 18, if there's an application that needs to move forward they might need to look at scheduling another meeting that month but she will keep the Commission posted on that.

**ADJOURNMENT:**

Miller moved to adjourn, Davies seconded and the motion passed 7-0.

**PLANNING & ZONING COMMISSION  
ATTENDANCE RECORD  
2025-2026**

	2/19	3/5	5/7	6/4	6/18	7/2	7/16	8/6	8/27	9/3	10/15	11/5	11/19	12/3	12/17	2/4
<b>ATKINS, COLETTE</b>	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	X
<b>BEINING, KALEB</b>	---	---	---	---	---	X	O	X	X	O	O	X	X	X	X	X
<b>DAVIES, JAMES</b>	---	---	---	---	---	X	X	X	X	X	X	X	X	X	X	X
<b>CRAIG, SUSAN</b>	X	X	X	X	X	---	---	---	---	---	---	---	---	---	---	---
<b>ELLIOTT, MAGGIE</b>	X	X	X	X	X	X	O/E	X	X	O/E	X	O/E	X	X	X	X
<b>HENSCH, MIKE</b>	X	O/E	X	X	X	---	---	---	---	---	---	---	---	---	---	---
<b>MILLER, STEVE</b>	X	X	X	X	O/E	X	X	X	X	O/E	X	X	X	X	X	X
<b>QUELLHORST, SCOTT</b>	X	X	X	X	X	X	X	X	O/E	X	O/E	X	X	---	---	---
<b>TOWNSEND, BILLIE</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>WADE, CHAD</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

KEY:  
X = Present  
O = Absent  
O/E = Absent/Excused  
--- = Not a Member

February 17, 2026

The City Council of the City of Iowa City, State of Iowa, met in \_\_\_\_\_ session, in the Emma J. Harvat Hall, 410 E. Washington Street, Iowa City, Iowa, at 6:00 P.M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

This being the time and place fixed for a public hearing on the matter of determining an area of the city to be an Economic Development Area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the Sycamore Urban Renewal Plan, the Mayor first asked for the report of the Economic Development Coordinator, or her delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Council was informed that the consultation was duly held as ordered by the Council, and that no written recommendations were received from affected taxing entities. The report of the Economic Development Coordinator, or her delegate, with respect to the consultation was placed on file for consideration by the Council.

The City also was informed that the proposed Plan had been approved by the Planning and Zoning Commission as being in conformity with the general plan for development of the City as a whole, as set forth in the minutes or report of the Commission. The Commission's report or minutes were placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Plan, and the City Clerk reported that no written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the Sycamore Urban Renewal Plan and \_\_\_\_\_ were made. The public hearing was then closed.

Council Member \_\_\_\_\_ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE SYCAMORE URBAN RENEWAL PLAN" and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called, and the vote was:

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

Resolution No. \_\_\_\_\_

Resolution determining an area of the city to be an Economic Development Area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the Sycamore Urban Renewal Plan.

Whereas, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and

Whereas, this Council has caused there to be prepared a proposed Sycamore Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Sycamore Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

Whereas, the purpose of the Plan is to form the Sycamore Urban Renewal Area as an area suitable for economic development and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the City Clerk; and

Whereas, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Council has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

Whereas, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

Whereas, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Urban Renewal Plan to be known hereafter as the "Sycamore Urban Renewal Plan"; and

Whereas, the Iowa statutes require the City Council to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; and

Whereas, creation of the Urban Renewal Area and adoption of the Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the City

as being in conformity with the general plan for development of the City as a whole, as evidenced by its written report or minutes filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

Whereas, by resolution adopted on January 20, 2026, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Urban Renewal Plan be sent to all affected taxing entities; and

Whereas, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Coordinator, or her delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

Whereas, by resolution this Council also set a public hearing on the adoption of the proposed Urban Renewal Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Iowa City Press-Citizen, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

Whereas, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

Now, therefore, be it resolved, by the City Council of the City of Iowa City, State of Iowa:

Section 1. That the findings and conclusions set forth or contained in the proposed "Sycamore Urban Renewal Plan" for the area of the City of Iowa City, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Sycamore Scott Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected but with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area is an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Sycamore Urban Renewal Plan for the Sycamore Urban Renewal Area"; the Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is

hereby directed to file a certified copy of the Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. Said Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Johnson County, Iowa, to be filed and recorded in the manner provided by law.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Mayor

Approved by:

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney's Office

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF JOHNSON )

I, the undersigned City Clerk of the City of Iowa City, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
City Clerk, City of Iowa City, State of Iowa

(SEAL)

**Exhibit 1**

**SYCAMORE  
URBAN RENEWAL PLAN**

**for the**

**SYCAMORE  
URBAN RENEWAL AREA**

**CITY OF IOWA CITY, IOWA**

**2026**

# TABLE OF CONTENTS

## ***SECTION***

- A. INTRODUCTION
- B. DESCRIPTION OF THE URBAN RENEWAL AREA
- C. AREA DESIGNATION
- D. BASE VALUE
- E. DEVELOPMENT PLAN/ZONING
- F. PLAN OBJECTIVES
- G. TYPES OF RENEWAL ACTIVITIES
- H. ELIGIBLE URBAN RENEWAL PROJECTS
- I. FINANCIAL INFORMATION
- J. URBAN RENEWAL FINANCING
- K. PROPERTY ACQUISITION/DISPOSITION
- L. RELOCATION
- M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA
- N. STATE AND LOCAL REQUIREMENTS
- O. URBAN RENEWAL PLAN AMENDMENTS
- P. EFFECTIVE PERIOD
- Q. SEVERABILITY

## ***EXHIBITS***

- A. LEGAL DESCRIPTION OF SYCAMORE URBAN RENEWAL AREA
- B. SYCAMORE URBAN RENEWAL AREA MAP

**Sycamore Urban Renewal Plan  
for the  
Sycamore Urban Renewal Area**

**City of Iowa City, Iowa**

**A. INTRODUCTION**

The Sycamore Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Sycamore Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote commercial and industrial economic development in the City of Iowa City, Iowa (the “City”). In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 of the *Code of Iowa*, as amended.

**B. DESCRIPTION OF THE URBAN RENEWAL AREA**

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.” The City reserves the right to modify the boundaries of the Area at some future date.

**C. DESIGNATION**

With the adoption of this Plan, the City designates this Urban Renewal Area as an area appropriate for the promotion of economic development (commercial and industrial development).

**D. BASE VALUE**

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

**E. DEVELOPMENT PLAN/ZONING**

The City has a general plan for the physical development of the City as a whole, outlined in the IC2030 comprehensive plan, adopted May 14, 2013. The goals and objectives proposed in this Plan, and the urban renewal projects described herein, are in conformity with the land use policies and plans for the development of the City as a whole established in the IC2030 comprehensive plan.

The property in the Urban Renewal Area is currently used for commercial, mixed use. This Urban Renewal Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan.

As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

## **F. PLAN OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial and industrial). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

- Section 1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
6. To stimulate, through public action and commitment, private investment in new and expanded commercial and industrial development.
7. To improve the conditions and opportunities for economic development (commercial and industrial).
8. To help develop a sound economic base that will serve as the foundation for future growth and development.
9. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.
10. Support the availability and accessibility of affordable, high-quality childcare as a critical component of workforce stability, economic vitality, and neighborhood livability within the Urban Renewal Area.
11. To enhance the health, safety, living environment, general character, and general welfare of Iowa City, Iowa.

12. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

### **G. TYPES OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

### **H. ELIGIBLE URBAN RENEWAL PROJECTS**

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

**1. Rehabilitation Programs:**

<b>Project</b>	<b>Estimated Project Date</b>	<b>Estimated Costs Not to Exceed</b>	<b>How Project Advances Objectives of Plan</b>
Grant and/or loan programs to support interior and exterior building improvements, accessibility, and energy efficiency.	2027-2035	\$1,000,000	Rehabilitation of, and improvements to, aging and underutilized commercial building stock to attract and retain employers in Area
	<b>Total:</b>	<b>\$1,000,000</b>	

**2. Development Agreements:** The City expects to consider requests for development agreements for projects that are consistent with this Plan, in the City’s sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such development agreements will not exceed \$10,000,000.

**3. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:**

<b>Project</b>	<b>Estimated Date</b>	<b>Estimated Cost to be Funded by TIF Funds</b>
Fees and Costs	Undetermined	Not to Exceed \$50,000, including authorized reimbursable expenses

**I. FINANCIAL INFORMATION**

1.	Current Constitutional Debt Limit	\$439,357,844
2.	Current Outstanding General Obligation Debt	\$56,970,000

3.	<p>Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:</p>	<p>\$11,050,000</p> <p>This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.</p>
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**J. URBAN RENEWAL FINANCING**

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

#### **K. PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

#### **L. RELOCATION**

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

#### **M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA**

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. Properties within the Urban Renewal Area shall not be eligible for tax abatement under an Urban Revitalization Plan without the City Council's specific approval. The City Council, at its sole discretion, shall determine which incentives are available through either: (a) this Plan for urban renewal incentives, if any urban renewal incentives are offered by the City, at the City Council's sole discretion; or (b) tax abatement incentives through the City's Urban Revitalization Plan(s); or (c) a combination of urban renewal incentives and tax abatement incentives.

#### **N. STATE AND LOCAL REQUIREMENTS**

The City will comply with all State and local laws related to implementing this Urban Renewal Plan and its supporting documents.

#### **O. URBAN RENEWAL PLAN AMENDMENTS**

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or

modifying goals or types of renewal activities. The City Council may amend this Plan in accordance with applicable State law.

#### **P. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within a TIF Ordinance of the Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

#### **Q. SEVERABILITY**

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

**EXHIBIT A**  
**LEGAL DESCRIPTION OF**  
**SYCAMORE URBAN RENEWAL AREA**

THAT PORTION OF SECTION 14, THE SOUTHWEST 1/4 OF SECTION 13, THE NORTH 1/2 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 24, ALL LOCATED IN TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5th P.M., BOUNDED ON THE NORTH BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD, ON THE EAST BY THE PRESENT EASTERLY PROPERTY LINE OF PROCTOR AND GAMBLE, ON THE SOUTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6, AND ON THE WEST BY THE WESTERLY RIGHT-OF-WAY OF SYCAMORE STREET AND THE EAST LINE OF LAFFERTY SUBDIVISION, CITY OF IOWA CITY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19 OF LAFFERTY SUBDIVISION AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 5 AT PAGE 40, PLAT RECORDS OF JOHNSON COUNTY, IOWA; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE IOWA INTERSTATE RAILROAD RIGHT-OF-WAY TO ITS INTERSECTION WITH THE CURRENT EASTERLY PROPERTY LINE OF PROCTOR AND GAMBLE, BEING THE EASTERLY LINE OF THE PROPERTY DESCRIBED AS TRACT ONE SHOWN ON EXHIBIT A OF THE WARRANTY DEED RECORDED IN BOOK 3236 AT PAGE 238, RECORDS OF JOHNSON COUNTY, IOWA; THENCE SOUTHERLY ALONG SAID EASTERLY PROPERTY LINE AND ITS SOUTHERLY EXTENSION TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE PRESENTLY ESTABLISHED WESTERLY RIGHT-OF-WAY LINE OF SYCAMORE STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWER MUSCATINE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF AFOREMENTIONED LAFFERTY SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 228 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD.





# CITY OF IOWA CITY COUNCIL ACTION REPORT

February 17, 2026

---

Ordinance repealing Ordinance No. 04-4024 providing for the division of taxes levied on taxable property in the Lower Muscatine Road & Highway 6 Urban Renewal Area, in the City of Iowa City, Iowa, pursuant to Section 403.19 of the Code of Iowa (Termination of the Lower Muscatine Road & Highway 6 TIF District). (Second Consideration)

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Prepared By: Rachel Kilburg Varley, Economic Development Coordinator  
Reviewed By: Alex Bright, Asst. City Attorney  
Fiscal Impact: n/a  
Staff Recommendation: Approval  
Commission Recommendations: n/a  
Attachments: [Clerk's Certificate for Ord. Termination of Lwr Musc TIF District](#)  
[Auditors Certificate for Ord. Termination of Lwr Musc TIF District](#)  
[Ordinance](#)

## **Executive Summary:**

In 2002, Ord. 02-4024 established the Lower Muscatine Road & Highway 6 TIF District within the Lower Muscatine Road & Highway 6 Urban Renewal Area (URA), designated as a Commercial & Industrial Economic Development Area. Under Iowa law, TIF districts that are designated on the basis of Commercial/Industrial Economic Development "sunset," or expire, 20 years from the calendar year after the first certification of debt. Since no debt was ever certified on the area, the statutory sunset "clock" has not started. Since there is no previously certified debt on the area, no current TIF revenues being collected in the area, and no anticipated urban renewal projects in the area, staff and the City's bond counsel recommends the TIF District be terminated formally through Ordinance and that a resolution be adopted ending the Urban Renewal Area (URA) and Urban Renewal Plan (URP) as well. A separate resolution will be provided for consideration to terminate the URA and URP at the same meeting date of the final reading of this Ordinance. In the future, if the City identifies another urban renewal project it wishes to assist or undertake in this area, a new URA, URP, and TIF District may be established.

## **Background / Analysis:**

Under Iowa law, Urban Renewal Areas (URA) and Tax Increment Financing Districts (TIF District) work together as a tool to revitalize slum and blighted areas and spur economic development. URAs are created by the adoption of an Urban Renewal Plan (URP) by resolution. TIF Districts must be located within an established URA and are created by Ordinance. URPs designate the URA on the basis of Blight/Slum Remediation or Economic Development. Statutory sunset, or expiration, dates are applied based upon the type of designation. Areas designated for Commercial and Industrial Economic Development sunset 20 years from the calendar year after the first certification of debt. The "clock" on the life of

the area does not start until debt is certified.

ORDINANCE CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF JOHNSON )

1. I certify that Ordinance Number \_\_\_\_\_, of which a true copy is attached, was duly adopted by the City Council of the City of Iowa City, State of Iowa, signed by the Mayor and published as required by law and is now in effect. I further certify that the consideration(s) and votes taken for the enactment of the Ordinance occurred as follows:

**(For any consideration that was waived, insert N/A in the blanks for that consideration and complete paragraph regarding waiver below.)**

First consideration - Date:	<u>February 4, 2026</u>
Vote: In favor _____,	Opposed _____,
Absent or Abstain _____	.
Second consideration - Date:	<u>February 17, 2026</u>
Vote: In favor _____,	Opposed _____,
Absent or Abstain _____	.
Third Consideration - Date:	<u>n/a</u>
Vote: In favor _____,	Opposed _____,
Absent or Abstain _____	.

On the date of **February 17, 2026**, the City Council adopted a motion for the suspension of the rule requiring separate consideration at three meetings and voted the final adoption of the Ordinance. The vote for suspension of the rules was by three-fourths of the full City Council, voting \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ absent, vacant or abstaining and was duly recorded as noted above.

- 2. I further certify that if any consideration of the Ordinance did not receive an affirmative vote for passage, there was no further consideration of the Ordinance on any date thereafter.
- 3. Following final approval of the Ordinance by the City Council, the full text of Ordinance (or a summary of the Ordinance complying with Iowa Code Section 380.7(3)) was published in the following newspaper(s) on the following date(s):

\_\_\_\_\_  
\_\_\_\_\_, 2026

4. I further certify that each meeting for the consideration of the Ordinance was duly and publicly held, with a notice of the meeting and tentative agenda naming the consideration of the Ordinance timely posted and upon reasonable advance notice to the media as required by the Chapter 21, Code of Iowa, and rules of the Council then governing.

5. I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

City Clerk, City of Iowa City, State of Iowa

(SEAL)

**(Attach Affidavit of Publication to this Certificate  
and send Certificate and Affidavit to Ahlers & Cooney, P.C.)**

CITY CLERK'S CERTIFICATION TO COUNTY AUDITOR

I hereby certify that attached hereto is a true and correct copy of the Tax Increment Ordinance approved by the City Council of the City of Iowa City, State of Iowa, designated as Ordinance Number \_\_\_\_\_, entitled:

AN ORDINANCE **REPEALING** ORDINANCE NO. 02-4024  
PROVIDING FOR THE DIVISION OF TAXES LEVIED ON  
TAXABLE PROPERTY IN THE LOWER MUSCATINE ROAD &  
HIGHWAY 6 RENEWAL AREA, IN THE CITY OF IOWA CITY,  
IOWA, PURSUANT TO SECTION 403.19 OF THE CODE OF  
IOWA (**TERMINATION OF THE LOWER MUSCATINE ROAD &  
HIGHWAY 6 TIF DISTRICT**)

approved by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly published on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, the original of which is on file in the records of the undersigned.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Clerk of the City of Iowa City

(CITY SEAL)

-----  
COUNTY AUDITOR'S CERTIFICATE

I, \_\_\_\_\_, County Auditor of Johnson County, Iowa, hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, there was filed in my office a copy of the Tax Increment Ordinance of the City of Iowa City, State of Iowa, Ordinance Number \_\_\_\_\_, approved by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, all duly certified upon the form attached above.

\_\_\_\_\_  
County Auditor of Johnson County, Iowa

(COUNTY SEAL)

Ordinance No. \_\_\_\_\_

Ordinance repealing Ordinance No. 02-4024 providing for the division of taxes levied on taxable property in the Lower Muscatine Road & Highway 6 Urban Renewal Area, in the City of Iowa City, Iowa, pursuant to section 403.19 of the Code Of Iowa (Termination of the Lower Muscatine Road & Highway 6 Urban TIF District).

Whereas, on May 21, 2002, the City Council of the City of Iowa City, Iowa approved and adopted the Lower Muscatine Road & Highway 6 Urban Renewal Plan ("Urban Renewal Plan") and established the Industrial Park Road Urban Renewal Area ("Urban Renewal Area") within the City; and

Whereas, on July 2, 2002, the City Council of the City of Iowa City, Iowa adopted Ordinance No. 02-4024, providing for the division of taxes within the original Urban Renewal Area, pursuant to Iowa Code Section 403.19; and

Whereas, no debt has ever been certified for reimbursement from the Urban Renewal Area and there are no current obligations under the Urban Renewal Plan to be paid from any tax increment within Urban Renewal Area; and

Whereas, contemporaneous with the consideration of this Ordinance, the City has taken separate action to terminate the Urban Renewal Plan and Urban Renewal Area, and accordingly, the City has determined to repeal Ordinance No. 02-4024 providing for the division of taxes levied on taxable property in Urban Renewal Area.

Now, therefore, be it ordained by the City Council of the City of Iowa City:

Section 1. That Ordinance No. 02-4024 is hereby repealed in its entirety and shall have no further effect.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.


Section 3. This Ordinance shall be in effect after its final passage, approval, and publication as provided by law.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

Approved by

  
\_\_\_\_\_  
City Attorney's Office  
(Alexandra Bright – 01/28/2026)

I, \_\_\_\_\_, City Clerk of the City of Iowa City, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. \_\_\_\_\_ passed and approved by the City Council of the City at a meeting held \_\_\_\_\_, 2026, signed by the Mayor on \_\_\_\_\_, 2026, and published in the \_\_\_\_\_ on \_\_\_\_\_, 2026.

\_\_\_\_\_  
City Clerk, City of Iowa City, State of Iowa

(SEAL)

Ordinance No. \_\_\_\_\_  
Page No. 3

First Consideration: February 3, 2026

Vote for passage:

AYES: Alter, Bergus, Harmsen, Moe, Salih, Teague, Weilein

NAYS: None

ABSENT: None

Second Consideration: \_\_\_\_\_

Vote for passage:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Pass and Adopt:

It was moved by \_\_\_\_\_, and seconded by \_\_\_\_\_, that the ordinance as read be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	
_____	_____	_____	Alter
_____	_____	_____	Bergus
_____	_____	_____	Harmsen
_____	_____	_____	Moe
_____	_____	_____	Salih
_____	_____	_____	Teague
_____	_____	_____	Weilein

Date published: \_\_\_\_\_



# CITY OF IOWA CITY COUNCIL ACTION REPORT

February 17, 2026

---

Ordinance repealing Ordinance Nos. 02-4025 providing for the division of taxes levied on taxable property in the Industrial Park Road Urban Renewal Area, in the City of Iowa City, Iowa, pursuant to Section 403.19 of the Code of Iowa (Termination of the Industrial Park Road TIF District). (Second Consideration)

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Prepared By: Rachel Kilburg Varley, Economic Development Coordinator  
Reviewed By: Alex Bright, Asst. City Attorney  
Fiscal Impact: n/a  
Staff Recommendation: Approval  
Commission Recommendations: n/a  
Attachments: [Clerk's Certificate - Ord. to Terminate Industrial Park TIF District](#)  
[Auditor's Certificate - Ord. to Terminate Industrial Park TIF District](#)  
[Ordinance](#)

## **Executive Summary:**

In 2002, Ord. 02-4025 established the Industrial Park Road TIF District within the Industrial Park Road Urban Renewal Area (URA), designated as a Commercial & Industrial Economic Development Area. Under Iowa law, TIF districts that are designated on the basis of Commercial/Industrial Economic Development "sunset," or expire, 20 years from the calendar year after the first certification of debt. Since debt was never certified on the area, the statutory sunset "clock" has not started. Since there is no previously certified debt on the area, no current TIF revenues being collected in the area, and no anticipated needs to collect on in the area, staff and the City's bond counsel recommends the TIF District be terminated formally through Ordinance and that a resolution be adopted ending the Urban Renewal Area (URA) and Urban Renewal Plan (URP) as well. A separate resolution will be provided for consideration to terminate the URA and URP at the same meeting date of the final reading of this Ordinance.

## **Background / Analysis:**

Under Iowa law, Urban Renewal Areas (URA) and Tax Increment Financing Districts (TIF District) work together as a tool to revitalize slum and blighted areas and spur economic development. URAs are created by the adoption of an Urban Renewal Plan (URP) by resolution. TIF Districts must be located within an established URA and are created by Ordinance. URPs designate the URA on the basis of Blight/Slum Remediation or Economic Development. Statutory sunset, or expiration, dates are applied based upon the type of designation. Areas designated for Commercial and Industrial Economic Development sunset 20 years from the calendar year after the first certification of debt. The "clock" on the life of the area does not start until debt is certified.

In 2002, Ord. 02-4025 established the Industrial Park Road TIF District within the Industrial Park Road Urban Renewal Area (URA), designated as a Commercial & Industrial Economic Development Area. Since no debt was certified, no tax increment is being collected, and staff does not anticipate future urban renewal projects in this area, the City's bond counsel recommends that expired TIF Districts be terminated formally through Ordinance and, if there is no further need for the URA, that a resolution be adopted ending the Urban Renewal Area (URA) and Urban Renewal Plan (URP). A separate resolution will be provided for Council consideration to terminate the URA and URP at the same meeting date of the final reading of this Ordinance. In the future, if the City identifies another urban renewal project it wishes to assist or undertake in this area, a new URA, URP, and TIF District may be established.

ORDINANCE CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF JOHNSON )

1. I certify that Ordinance Number \_\_\_\_\_, of which a true copy is attached, was duly adopted by the City Council of the City of Iowa City, State of Iowa, signed by the Mayor and published as required by law and is now in effect. I further certify that the consideration(s) and votes taken for the enactment of the Ordinance occurred as follows:

**(For any consideration that was waived, insert N/A in the blanks for that consideration and complete paragraph regarding waiver below.)**

First consideration - Date:	<u>February 4, 2026</u>
Vote: In favor _____,	Opposed _____,
Absent or Abstain _____	.
Second consideration - Date:	<u>February 17, 2026</u>
Vote: In favor _____,	Opposed _____,
Absent or Abstain _____	.
Third Consideration - Date:	<u>n/a</u>
Vote: In favor _____,	Opposed _____,
Absent or Abstain _____	.

On the date of **February 17, 2026**, the City Council adopted a motion for the suspension of the rule requiring separate consideration at three meetings and voted the final adoption of the Ordinance. The vote for suspension of the rules was by three-fourths of the full City Council, voting \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ absent, vacant or abstaining and was duly recorded as noted above.

- 2. I further certify that if any consideration of the Ordinance did not receive an affirmative vote for passage, there was no further consideration of the Ordinance on any date thereafter.
- 3. Following final approval of the Ordinance by the City Council, the full text of Ordinance (or a summary of the Ordinance complying with Iowa Code Section 380.7(3)) was published in the following newspaper(s) on the following date(s):

\_\_\_\_\_  
\_\_\_\_\_, 2026

4. I further certify that each meeting for the consideration of the Ordinance was duly and publicly held, with a notice of the meeting and tentative agenda naming the consideration of the Ordinance timely posted and upon reasonable advance notice to the media as required by the Chapter 21, Code of Iowa, and rules of the Council then governing.

5. I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

City Clerk, City of Iowa City, State of Iowa

(SEAL)

**(Attach Affidavit of Publication to this Certificate  
and send Certificate and Affidavit to Ahlers & Cooney, P.C.)**

CITY CLERK'S CERTIFICATION TO COUNTY AUDITOR

I hereby certify that attached hereto is a true and correct copy of the Tax Increment Ordinance approved by the City Council of the City of Iowa City, State of Iowa, designated as Ordinance Number \_\_\_\_\_, entitled:

AN ORDINANCE **REPEALING** ORDINANCE NO. 02-4025  
PROVIDING FOR THE DIVISION OF TAXES LEVIED ON  
TAXABLE PROPERTY IN THE INDUSTRIAL PARK ROAD  
RENEWAL AREA, IN THE CITY OF IOWA CITY, IOWA,  
PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA  
**(TERMINATION OF THE INDUSTRIAL PARK ROAD TIF  
DISTRICT)**

approved by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly published on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, the original of which is on file in the records of the undersigned.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Clerk of the City of Iowa City

(CITY SEAL)

-----  
COUNTY AUDITOR'S CERTIFICATE

I, \_\_\_\_\_, County Auditor of Johnson County, Iowa, hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, there was filed in my office a copy of the Tax Increment Ordinance of the City of Iowa City, State of Iowa, Ordinance Number \_\_\_\_\_, approved by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, all duly certified upon the form attached above.

\_\_\_\_\_  
County Auditor of Johnson County, Iowa

(COUNTY SEAL)

Ordinance No. \_\_\_\_\_

Ordinance repealing Ordinance No. 02-4025 providing for the division of taxes levied on taxable property in the Industrial Park Road Urban Renewal Area, in the City of Iowa City, Iowa, pursuant to section 403.19 of the Code Of Iowa (Termination of the Industrial Park Road TIF District).

Whereas, on May 21, 2002, the City Council of the City of Iowa City, Iowa approved and adopted the Industrial Park Road Urban Renewal Plan ("Urban Renewal Plan") and established the Industrial Park Road Urban Renewal Area ("Urban Renewal Area") within the City; and

Whereas, on July 2, 2002, the City Council of the City of Iowa City, Iowa adopted Ordinance No. 02-4025, providing for the division of taxes within the original Urban Renewal Area, pursuant to Iowa Code Section 403.19; and

Whereas, no debt has ever been certified for reimbursement from the Urban Renewal Area and there are no current obligations under the Urban Renewal Plan to be paid from any tax increment within Urban Renewal Area; and

Whereas, contemporaneous with the consideration of this Ordinance, the City has taken separate action to terminate the Urban Renewal Plan and Urban Renewal Area, and accordingly, the City has determined to repeal Ordinance No. 02-4025 providing for the division of taxes levied on taxable property in Urban Renewal Area.

Now, therefore, be it ordained by the City Council of the City of Iowa City:

Section 1. That Ordinance No. 02-4025 is hereby repealed in its entirety and shall have no further effect.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 3. This Ordinance shall be in effect after its final passage, approval, and publication as provided by law.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

Approved by

  
\_\_\_\_\_  
City Attorney's Office  
(Alexandra Bright – 01/28/2026)

Prepared by: Rachel Kilburg, Economic Development Coordinator, 401 E. Washington St., Iowa City, IA 52240,  
(319) 356-5248

I, \_\_\_\_\_, City Clerk of the City of Iowa City, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. \_\_\_\_\_ passed and approved by the City Council of the City at a meeting held \_\_\_\_\_, 2026, signed by the Mayor on \_\_\_\_\_, 2026, and published in the \_\_\_\_\_ on \_\_\_\_\_, 2026.

\_\_\_\_\_  
City Clerk, City of Iowa City, State of Iowa

(SEAL)

Ordinance No. \_\_\_\_\_  
Page No. 3

First Consideration: February 3, 2026

Vote for passage:

AYES: Alter, Bergus, Harmsen, Moe, Salih, Teague, Weilein

NAYS: None

ABSENT: None

Second Consideration: \_\_\_\_\_

Vote for passage:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Pass and Adopt:

It was moved by \_\_\_\_\_, and seconded by \_\_\_\_\_, that the ordinance as read be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	
_____	_____	_____	Alter
_____	_____	_____	Bergus
_____	_____	_____	Harmsen
_____	_____	_____	Moe
_____	_____	_____	Salih
_____	_____	_____	Teague
_____	_____	_____	Weilein

Date published: \_\_\_\_\_



# CITY OF IOWA CITY COUNCIL ACTION REPORT

February 17, 2026

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Resolution terminating the Lower Muscatine Road & Highway 6 Urban Renewal Plan for the Lower Muscatine Road & Highway 6 Urban Renewal Area and ending the Lower Muscatine Road & Highway 6 Urban Renewal Area.

---

Prepared By: Rachel Kilburg Varley, Economic Development Coordinator  
Reviewed By: Geoff Fruin, City Manager  
Alex Bright, Asst. City Attorney  
Fiscal Impact: n/a  
Staff Recommendation: Approval  
Commission Recommendations: n/a  
Attachments: [County Recorder Cover Sheet](#)  
[Resolution](#)

## **Executive Summary:**

The City adopted the Lower Muscatine Road & Highway 6 Urban Renewal Plan (URP) for the Lower Muscatine Road & Highway 6 Urban Renewal Area (URA) by Resolution No. 02-193 on May 21, 2002. The City established the Lower Muscatine Road & Highway 6 TIF District within this Urban Renewal Area in July 2002, however no debt was ever certified on the area and there are no anticipated urban renewal activities or use of TIF in this area. As such, the staff recommends that a resolution be adopted ending the Urban Renewal Area (URA) and Urban Renewal Plan (URP). This resolution terminates the Lower Muscatine Road & Highway 6 URA and URP. City Council will consider a separate ordinance for the termination of the TIF District.

## **Background / Analysis:**

Under Iowa law, Urban Renewal Areas (URA) and Tax Increment Financing Districts (TIF District) work together as a tool to revitalize slum and blighted areas and spur economic development. URAs are the areas designated for urban renewal projects while TIF Districts are the taxing district and funding mechanism for carrying out such projects. URAs are created by the adoption of an Urban Renewal Plan (URP) by resolution that describes the types of projects to be undertaken. TIF Districts must be located within an established URA and are created by ordinance. URPs designate the URA on the basis of Blight/Slum Remediation or Economic Development. Statutory sunset, or expiration, dates are applied to the TIF district based upon the URA designation. Areas designated for Commercial and Industrial Economic Development, like the Lower Muscatine Road & Highway 6 district, sunset 20 years from the calendar year after the first certification of debt. However, no debt was ever certified on the area, and no TIF revenue ever collected, so there is not a statutory sunset in effect. Additionally, there are no anticipated urban renewal projects or uses of TIF in the area. As such, staff recommends that a resolution be adopted ending the Urban

Renewal Area (URA) and Urban Renewal Plan (URP). City Council will consider a separate ordinance for the termination of the TIF District. In the future, if the City identifies another urban renewal project it wishes to assist or undertake in this area, a new Urban Renewal Plan and TIF District may be considered.

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**Type of Document:**            **RESOLUTION TERMINATING THE LOWER MUSCATINE ROAD  
& HIGHWAY 6 URBAN RENEWAL PLAN FOR THE LOWER  
MUSCATINE ROAD & HIGHWAY 6 URBAN RENEWAL AREA  
AND ENDING THE LOWER MUSCATINE ROAD & HIGHWAY 6  
URBAN RENEWAL AREA**

Return Document to: Rachel Kilburg Varley  
City of Iowa City  
410 E. Washington St.  
Iowa City, IA 52240

Taxpayer Information:        N/A

GRANTORS:                      N/A

GRANTEES:                      N/A

LEGAL DESCRIPTION:        See Resolution pages 1-2.

February 17, 2026

The City Council of the City of Iowa City, State of Iowa, met in regular formal session, in Emma J. Harvat Hall, 410 E. Washington Street, Iowa City, Iowa, at 6:00 P.M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_  
\_\_\_\_\_

Absent: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ then introduced the following Resolution entitled "RESOLUTION TERMINATING THE LOWER MUSCATINE ROAD & HIGHWAY 6 URBAN RENEWAL PLAN FOR THE LOWER MUSCATINE ROAD & HIGHWAY 6 URBAN RENEWAL AREA AND ENDING THE LOWER MUSCATINE ROAD & HIGHWAY 6 URBAN RENEWAL AREA" and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the resolution duly adopted as follows:

Resolution No. \_\_\_\_\_

Resolution terminating the Lower Muscatine Road & Highway 6 Urban Renewal Plan for the Lower Muscatine Road & Highway 6 Urban Renewal Area and ending the Lower Muscatine Road & Highway 6 Urban Renewal Area.

Whereas, the City of Iowa City, Iowa ("City") adopted the Lower Muscatine Road & Highway 6 Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Lower Muscatine Road & Highway 6 Urban Renewal Area ("Area" or "Urban Renewal Project Area") by Resolution No. 02-193 adopted on May 21, 2002; and

Whereas, the City previously adopted Ordinance No. 02-4024 to implement the division of property tax revenues under Iowa Code Section 403.19 in original Urban Renewal Area; and

Whereas, the Urban Renewal Area contains the real property legally described as follows:

ORIGINAL AREA

**TRACT ONE**

Lot 1, Ohl's Subdivision.

**TRACT TWO**

All that part of the South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 13, Township 79 North Range 6 of the 5th P.M. lying south of the Heartland Rail Corp. (Iowa Interstate Railroad) Right-of-Way, excepting therefrom portions of the tract noted below.

**TRACT THREE**

All that part of the West Half (W $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 24, Township 79 North, Range 6 West of the 5th P.M., lying north of U.S. Highway 6, excepting therefrom portions of the tract noted below.

**TRACT FOUR**

All that part of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 24, Township 79 North, Range 6 West of the 5th P.M., lying south of the Heartland Rail Corp. (Iowa Interstate Railroad) Right-of-Way, excepting therefrom portions of the tract noted below.

**TRACT FIVE**

THE SW-LY 60 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE:  
COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 79 NORTH RANGE 6 WEST OF THE 5<sup>TH</sup> P.M., THENCE SOUTH 89°48'20" WEST 505.10 FEET, THENCE NORTH 0°11'40" WEST 1191.20 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, THENCE NORTHEASTERLY 203.62 FEET ALONG A 300 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THENCE NORTH 0°11'40" WEST 628.40 FEET, THENCE NORTH 62°25'00" WEST 589.32 FEET, THENCE SOUTH 1°36'50" WEST 460.00 FEET, THENCE SOUTHWESTERLY 198.22 FEET ALONG A 306.29 FOOT

RADIUS CURVE CONCAVE NORTHWESTERLY, THENCE SOUTH 38°41'04" WEST 12.25 FEET, THENCE SOUTH 51°18'20" EAST 700.00 FEET TO THE POINT OF BEGINNING.

### **Exceptions**

And excepting therefrom the above Tracts 2, 3, and 4 the following tracts of land:

A tract of land beginning at the concrete monument which marks the corner common to Sections 13, 14, 23, 24, Township 79 North, Range 6 West of the 5th P.M. thence due north 144.24 feet along the east line of Lot 2 Ohls Subdivision, Iowa City, Johnson County, Iowa; thence North 89°58'40" east, 176.0 feet; thence South 27°53'40" West, 375.31 feet; thence North 00°05'40" West, 136.38 feet; thence North 00°05'20" West, 51.05 feet along the east line of Lot 2, Ohls Subdivision to the point of beginning, excepting therefrom the following tract:

Beginning at the concrete monument which marks the corner common to Sections 13, 14, 23 and 24, Township 79 North, Range 6 West of the 5th P. M., thence South 10 feet along the east line of Lot 2, Ohl's Subdivision, Iowa City, Johnson County, Iowa, to the place of beginning; thence, continuing in a southerly direction, along the Section line, South 0°5'20" East 177.43 feet to a point; thence North 27°53'40" East 160 feet; thence North 64°00'00" West 85 feet more or less to the point of beginning.

A tract of land commencing at the center of Section 24, Township 79 North, Range 6 West of the 5th P.M., thence south 89 degrees 48 minutes 20 seconds west 505.12 feet, thence north 0 degrees 11 minutes 40 seconds west 1191.20 feet, thence northeasterly 203.62 feet along a 300 foot radius curve concave northwesterly, thence north 0 degrees 11 minutes 40 seconds west 628.40 feet, to the point of beginning, thence north 62 degrees 25 minutes 00 seconds west 589.32 feet, thence north 1 degree 36 minutes 50 seconds east 59.60 feet, thence northwesterly 295.59 feet along a 356.97 foot radius curve concave southwesterly, thence south 62 degrees 25 minutes 00 seconds east 681.91 feet along the southerly right of way line of the Chicago, Rock Island & Pacific Railroad, thence south 27 degrees 35 minutes 00 seconds west 25 feet, thence south 62 degrees 25 minutes 00 seconds east 73.75 feet, thence south 0 degrees 11 minutes 40 seconds east 116.75 feet, thence southerly 124.90 feet along a 50 foot radius curve concave easterly thence south 0 degrees 11 minutes 40 seconds east 20 feet to the point of beginning, together with all easements and servient estates appurtenant thereto.

A tract of land COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 79 NORTH RANGE 6 WEST OF THE 5TH P.M., THENCE SOUTH 89°48'20" WEST 505.10 FEET, THENCE NORTH 0°11'40" WEST 1191.20 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, THENCE NORTHEASTERLY 203.62 FEET ALONG A 300 FOOT RADIUS CURVE CONCA VE NORTHWESTERLY, THENCE NORTH 0°11'40" WEST 628.40 FEET, THENCE NORTH 62° WEST 589.32 FEET, THENCE SOUTHWESTERLY 198.22 FEET ALONG A 306.29 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THENCE SOUTH 38°41 '04" WEST 12.25 FEET, THENCE SOUTH 51°18'20" EAST 700.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE SOUTHWESTERLY 60 FEET THEREOF; BEING THAT PORTION OF THE ABOVE TRACT LYING WITHIN 60 FEET MEASURED NORMALLY IN A NORTHEASTERLY DIRECTION FROM THE COURSE DESCRIBED AS: "S51°18'20" E 700.00 FEET," Together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

A tract of land containing 20.2 acres and located on the NW ¼ of Section 24, Township 79 North, Range 6 West of the 5<sup>th</sup> P.M., more particularly described as follows: Commencing at the midpoint on the North line of the NW ¼ of said Section 24, thence on an assumed bearing due South 1309.94 feet to the point of beginning; thence North 38°41'40" East 414.37 feet; thence South 51°18'20" East 700.00 feet; thence South 38°41'40" West 1300.21 feet to the northerly right-of-way of U.S. Highway #6; thence North 51°20'00" West, along said right-of-way line 164.26 feet; thence North 27°26'00" West, along said right-of-way line 125.34 feet; thence North 52°29'40" West, along said right-of-way line 21.12 feet; thence North 51°18'20" West, along said right-of-way line 400 feet; thence North 38°41'40" East 835.63 feet to the point of beginning.

This area is more commonly referred to as the Procter and Gamble site and Goodwill Industries site.

Whereas, there are no ongoing urban renewal projects being undertaken pursuant to the Plan within the Urban Renewal Area and, accordingly, the City has determined that it is in the best interest of the City to formally terminate the Plan and end the Urban Renewal Area.

Now, therefore, be it resolved, by the City Council of the city of Iowa City, State of Iowa:

Section 1. The Lower Muscatine Road & Highway 6 Urban Renewal Plan for the Lower Muscatine Road & Highway 6 Urban Renewal Area, adopted by the City on May 21, 2002, is hereby terminated in its entirety.

Section 2. Ordinance No. 02-4024 adopted for the division of revenue under Iowa Code Section 403.19 within the Urban Renewal Area will be repealed by separate ordinance.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved: \_\_\_\_\_  
City Attorney





# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

---

Resolution terminating the Industrial Park Road Urban Renewal Plan for the Industrial Park Road Urban Renewal Area and ending the Industrial Park Road Urban Renewal Area.

---

Prepared By: Rachel Kilburg Varley, Economic Development Coordinator  
Reviewed By: Geoff Fruin, City Manager  
Alex Bright, Asst. City Attorney  
Fiscal Impact: n/a  
Staff Recommendation: Approval  
Commission Recommendations: n/a  
Attachments: [County Recorder Sheet](#)  
[Resolution](#)

## **Executive Summary:**

The City adopted the Industrial Park Road Urban Renewal Plan (URP) for the Industrial Park Road Urban Renewal Area (URA) by Resolution No. 02-194 on May 21, 2002. The City established the Industrial Park Road TIF District within this Urban Renewal Area in July 2002, however no debt was ever certified on the area and there are no anticipated urban renewal activities or use of TIF in this area. As such, the staff recommends that a resolution be adopted ending the Urban Renewal Area (URA) and Urban Renewal Plan (URP). This resolution terminates the Industrial Park Road URA and URP. City Council will consider a separate ordinance for the termination of the TIF District.

## **Background / Analysis:**

Under Iowa law, Urban Renewal Areas (URA) and Tax Increment Financing Districts (TIF District) work together as a tool to revitalize slum and blighted areas and spur economic development. URAs are the areas designated for urban renewal projects while TIF Districts are the taxing district and funding mechanism for carrying out such projects. URAs are created by the adoption of an Urban Renewal Plan (URP) by resolution that describes the types of projects to be undertaken. TIF Districts must be located within an established URA and are created by ordinance. URPs designate the URA on the basis of Blight/Slum Remediation or Economic Development. Statutory sunset, or expiration, dates are applied to the TIF district based upon the URA designation. Areas designated for Commercial and Industrial Economic Development, like the Industrial Park Road district, sunset 20 years from the calendar year after the first certification of debt. However, no debt was ever certified on the area, and no TIF revenue ever collected, so there is not a statutory sunset in effect. Additionally, there are no anticipated urban renewal projects or uses of TIF in the area. As such, staff recommends that a resolution be adopted ending the Urban Renewal Area (URA) and Urban Renewal Plan (URP). City Council will consider a separate ordinance for the termination of the TIF District. In the future, if the City identifies another urban renewal project

it wishes to assist or undertake in this area, a new Urban Renewal Plan and TIF District may be considered.

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**Type of Document:**            **RESOLUTION TERMINATING THE INDUSTRIAL PARK ROAD  
URBAN RENEWAL PLAN FOR THE INDUSTRIAL PARK ROAD  
URBAN RENEWAL AREA AND ENDING THE INDUSTRIAL  
PARK ROAD URBAN RENEWAL AREA**

Return Document to: Rachel Kilburg Varley  
City of Iowa City  
410 E. Washington St.  
Iowa City, IA 52240

Taxpayer Information:        N/A

GRANTORS:                    N/A

GRANTEES:                    N/A

LEGAL DESCRIPTION:        See Resolution pages 1-2.

February 17, 2026

The City Council of the City of Iowa City, State of Iowa, met in regular formal session, in Emma J. Harvat Hall, 410 E. Washington Street, Iowa City, Iowa, at 6:00 P.M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_  
\_\_\_\_\_

Absent: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ then introduced the following Resolution entitled "RESOLUTION TERMINATING THE INDUSTRIAL PARK ROAD URBAN RENEWAL PLAN FOR THE INDUSTRIAL PARK ROAD URBAN RENEWAL AREA AND ENDING THE INDUSTRIAL PARK ROAD URBAN RENEWAL AREA" and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the resolution duly adopted as follows:

Resolution No. \_\_\_\_\_

**Resolution terminating the Industrial Park Road Urban Renewal Plan for The Industrial Park Road Urban Renewal Area and ending the Industrial Park Road Urban Renewal Area.**

Whereas, the City of Iowa City, Iowa ("City") adopted the Industrial Park Road Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Industrial Park Road Urban Renewal Area ("Area" or "Urban Renewal Project Area") by Resolution No. 02-194 adopted on May 21, 2002; and

Whereas, the City previously adopted Ordinance No. 02-4025 to implement the division of property tax revenues under Iowa Code Section 403.19 in original Urban Renewal Area; and

Whereas, the Urban Renewal Area contains the real property legally described as follows:

**ORIGINAL AREA**

**Tract A**

A tract of land in the West 1/2 of Section 24, Township 79 North, Range 6 West of the Fifth Principal Meridian, more particularly described as follows:

Beginning at a point which is the intersection of the Northerly right of way of U.S. Highway 6 and the Easterly right of way of Industrial Park Road, Iowa City, Iowa (said point being more particularly located as follows: commencing at the center of said Section 24; thence South 88 degrees 40 minutes 00 seconds West 341.17 feet; thence South 0 degrees 50 minutes 00 seconds East 630.18 feet to the Northerly right of way line of said U.S. Highway 6; thence North 51 degrees 30 minutes 40 seconds West along said right of way 983.79 feet; thence continuing along said right of way North 39 degrees 28 minutes 00 seconds West 92.22 feet; thence continuing along said right of way North 51 degrees 20 minutes 00 seconds West 126.41 feet to said point of beginning); thence North 38 degrees 41 minutes 40 seconds East along the Easterly right of way of said Industrial Park Road 1000 feet to an iron pin; thence South 51 degrees 18 minutes 20 seconds East 650.00 feet to an iron pin; thence South 38 degrees 41 minutes 40 seconds West 1017.30 feet to an iron pin on the Northerly right of way of said U.S. Highway 6; thence North 51 degrees 30 minutes 40 seconds West 433.34 feet along said Northerly right of way to a right of way rail; thence North 39 degrees 28 minutes 00 seconds West 92.22 feet along said Northerly right of way to a right of way rail; thence North 51 degrees 20 minutes 00 seconds West 126.41 feet to the point of beginning, in Johnson County, Iowa.

BEING, the same property conveyed to James River Paper Company, Inc., a Virginia corporation, by Deed from the City of Iowa City, Iowa, a municipal corporation, dated April 17, 1990, recorded July 17, 1990, Johnson County, Iowa Land Records in Book 1148, page 115.

**Tract B**

Lots, 1, 2, 3, 4, & 5 of Auditor's Plat No. 32

**Tract C**

Commencing at the center of Section 24, Township 79 North, Range 6 West of the 5th P.M., thence south 89 degrees 48 minutes 20 seconds west 505.12 feet, thence north 0 degrees 11 minutes 40 seconds west 1191.20 feet, thence northeasterly 203.62 feet along a 300 foot radius curve concave northwesterly, thence north 0 degrees 11 minutes 40 seconds west 628.40 feet, to the point of beginning, thence north 62 degrees 25 minutes 00 seconds west 589.32 feet, thence north 1 degree 36 minutes 50 seconds east 59.60 feet, thence northwesterly 295.59 feet along a 356.97 foot radius curve concave southwesterly, thence south 62 degrees 25 minutes 00 seconds east 681.91 feet along the southerly right of way line of the Chicago, Rock Island & Pacific Railroad, thence south 27 degrees 35 minutes 00 seconds west 25 feet, thence south 62 degrees 25 minutes 00 seconds east 73.75 feet, thence south 0 degrees 11 minutes 40 seconds east 116.75 feet, thence southerly 124.90 feet along a 50 foot' radius curve concave easterly thence south 0 degrees 11 minutes 40 seconds east 20 feet to the point of beginning, together with all easements and servient estates appurtenant thereto.

#### **Tract D**

COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 79 NORTH RANGE 6 WEST OF THE 5<sup>th</sup> P.M., THENCE SOUTH 89°48'20" WEST 505.10 FEET, THENCE NORTH 0°11 '40" WEST 1191.20 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, THENCE NORTHEASTERLY 203.62 FEET ALONG A 300 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THENCE NORTH 0°11 '40" WEST 628.40 FEET, THENCE NORTH 62°25'00" WEST 589.32 FEET, THENCE SOUTH 1°36'50" WEST 460.00 FEET, THENCE SOUTHWESTERLY 198.22 FEET ALONG A 306.29 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THENCE SOUTH 38°41 '04" WEST 12.25 FEET, THENCE SOUTH 51°18'20" EAST 700.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE SOUTHWESTERLY 60 FEET THEREOF; BEING THAT PORTION OF THE ABOVE TRACT LYING WITHIN 60 FEET MEASURED NORMALLY IN A NORTHEASTERLY DIRECTION FROM THE COURSE DESCRIBED AS: "S51°18'20" E 700.00 FEET," Together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

#### **Tract E**

A tract of land containing 20.2 acres and locate on the NW ¼ of Section 24, Township 79 North, Range 6 West of the 5th P.M., more particularly described as follows: Commencing at the midpoint on the North line of the NW ¼ of said Section 24, thence on an assumed bearing due South 1309.94 feet to the point of beginning; thence North 38°41'40" East 414.37 feet; thence South 51°18'20" East 700.00 feet; thence South 38°41'40" West 1300.21 feet to the northerly right-of-way of U.S. Highway #6; thence North 51°20'00" West, along said right-of-way line 164.26 feet; thence North 27°26'00" West, along said right-of-way line 125.34 feet; thence North 52°29' 40" West, along said right-of-way line 21.12 feet; thence North 51°18'20" West, along said right-of-way line 400 feet; thence North 38°41 '40" East 835.63 feet to the point of beginning.

#### **Tract F**

The Industrial Park Road Right-of-Way from its intersection with the northerly Right-of-Way line of U.S. Highway 6 northerly to Said Right-of-Way's terminus.

**Tract G**

The entire portion of the U.S. Highway 6 Right-of-Way that abuts Tracts A and E above.

(This area is more commonly referred to as the industrial lots along Industrial Park Road)

Whereas, there are no ongoing urban renewal projects being undertaken pursuant to the Plan within the Urban Renewal Area and, accordingly, the City has determined that it is in the best interest of the City to formally terminate the Plan and end the Urban Renewal Area.

Now, therefore, be it resolved, by the City Council of the city of Iowa City, State of Iowa:

Section 1. The Industrial Park Road Urban Renewal Plan for the Industrial Park Road Urban Renewal Area, adopted by the City on May 21, 2002, is hereby terminated in its entirety.

Section 2. Ordinance No. 02-4025 adopted for the division of revenue under Iowa Code Section 403.19 within the Urban Renewal Area will be repealed by separate ordinance.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved: \_\_\_\_\_  
City Attorney





# CITY OF IOWA CITY COUNCIL ACTION REPORT

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February 17, 2026

---

Resolution authorizing the City Manager to sign the Property Conveyance and Affordable Housing Agreement for the purchase of 1102 Hollywood Blvd.

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Prepared By: Tracy Hightshoe, NDS Director  
Reviewed By: Geoff Fruin, City Manager  
Susan Dulek, First Ass't. City Attorney  
Fiscal Impact: County will convey the property to the City for \$1.  
Staff Recommendation: Approval  
Commission Recommendations: NA  
Attachments: [Resolution Agreement](#)

## **Executive Summary:**

Staff are requesting City Council support for a partnership among the City, Johnson County, and the U.S. Department of Veterans Affairs (VA) to develop Iowa's first VASH project-based housing development for veterans experiencing homelessness. This initiative will create deeply affordable, supportive housing for veterans who face the greatest barriers to securing and maintaining stable housing. This resolution authorizes an agreement with the County to convey a multi-family property to the City to operate affordable housing for veterans experiencing homelessness.

Through this collaboration, the County, City, and VA will combine resources to deliver long-term housing with on-site stability, rental assistance, and supportive services for eligible veterans. The project responds to a critical and growing need in our community. This project supports the Council's strategy to address the unique needs of vulnerable populations under the Neighborhoods and Housing Impact Area.

## **Background / Analysis:**

The County has invested in excess of \$2 million in acquisition and improvement of a multi-family property with 15 two-bedroom units. The County will convey the property to the City for \$1, and the City's Housing Authority will assume responsibility for management.

The Housing Authority will operate the development using HUD-VASH project-based vouchers, which provide rental assistance specifically for veterans experiencing homelessness. The VA will refer eligible veterans for placement and provide ongoing supportive services, including case management and access to health and behavioral health care.

All residents must earn no more than 60% of the Area Median Income (AMI), with the

majority expected to be below 30% AMI, reflecting the deeply affordable nature of the housing. VASH participants often face the greatest challenges in securing housing with vouchers due to factors such as mental health conditions, disabling health issues, and past housing instability. This project-based model is designed to address those barriers by pairing stable housing with consistent support services.

The agreement requires the property to remain affordable for at least 20 years, with a deed restriction in place for the full affordability period. The Housing Authority intends to operate the property as affordable housing in perpetuity. If the City were ever to sell the property, any proceeds would be reinvested into affordable housing.

Once the property is conveyed to the City, the City will be responsible for all ongoing operations, maintenance, and reserve funding to ensure the long-term viability of the development.

The Board of Supervisors has set a public hearing on the proposed conveyance to be held on February 26.

Resolution No. \_\_\_\_\_

**Resolution authorizing the City Manager to sign the Property Conveyance and Affordable Housing Agreement for the purchase of 1102 Hollywood Blvd.**

Whereas, Johnson County, Iowa, (“County”) issued a request for proposals dated February 21, 2025 for the operation and management of 1102 Hollywood Blvd. (“the Property”) as affordable housing; and

Whereas, the City submitted a proposal dated March 2025 proposing to operate the Property utilizing HUD-VASH project-based vouchers for veteran households experiencing homelessness; and

Whereas, the County Board of Supervisors selected the City as the project partner on June 17, 2025, and authorized future conveyance of the Property to the City for continued affordable housing use; and

Whereas, the Property consists of three multi-family buildings containing 15 two-bedroom apartment units; and

Whereas, the County invested in excess of \$2,000,000 in the acquisition and improvement of the Property; and

Whereas, the City intends to operate the Property exclusively for affordable housing serving households with incomes at or below 60% of area median income, with priority given to veteran households utilizing a VASH voucher; and

Whereas, the conveyance under this Agreement serves the public purpose by providing affordable housing to low-income households, particularly veterans experiencing homelessness; and

Whereas, in exchange for the City’s agreement to providing affordable housing at the Property, the County is agreeing to convey the Property to the City for \$1.00; and

Whereas, it is in the best interest of the City to enter into the attached Property Conveyance and Affordable Housing Agreement.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The Mayor is authorized to execute and the City Clerk to attest the attached Property Conveyance and Affordable Housing Agreement
2. The City Manager is authorized to execute amendments thereto as needed.

Passed and approved this \_\_\_\_\_ day of February, 2026.

\_\_\_\_\_  
Mayor

Approved by

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney's Office

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ the Resolution be adopted, and upon roll call there were:

Ayes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nays:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Absent:

\_\_\_\_\_ Alter  
\_\_\_\_\_ Bergus  
\_\_\_\_\_ Harmsen  
\_\_\_\_\_ Moe  
\_\_\_\_\_ Salih  
\_\_\_\_\_ Teague  
\_\_\_\_\_ Weilein

**PROPERTY CONVEYANCE AND AFFORDABLE HOUSING AGREEMENT**

**1102 Hollywood Boulevard Affordable Housing Project**

**PARTIES:** Johnson County, Iowa ("County") and City of Iowa City, Iowa ("City")

**DATE:** \_\_\_\_\_

**PROPERTY:** 1102 Hollywood Boulevard, Units 1-15, Iowa City, IA 52240; Parcel ID No. 1023231002

**RECITALS**

**WHEREAS**, the County issued a Request for Proposals dated February 21, 2025, for the operation and management of the Property as affordable housing;

**WHEREAS**, the City submitted a proposal dated March 2025, proposing to operate the Property utilizing HUD-VASH project-based vouchers for veteran households experiencing homelessness;

**WHEREAS**, the County Board of Supervisors selected the City as the project partner on June 17, 2025, and authorized future conveyance of the Property to the City for continued affordable housing use;

**WHEREAS**, the Property consists of three multi-family residential buildings containing 15 two-bedroom apartment units totaling approximately 5,900 square feet on 21,556 square feet more or less (0.495 acres) of land;

**WHEREAS**, the County has invested in excess of \$2,000,000 in the acquisition and improvement of the Property;

**WHEREAS**, the City intends to operate the Property exclusively for affordable housing serving households with incomes at or below 60% of Area Median Income (AMI), with priority given to veteran households;

**WHEREAS**, the conveyance contemplated by this Agreement serves the public purpose of the City providing affordable housing to low-income households, particularly veterans experiencing homelessness, consistent with Iowa Constitution Article III, Section 31 and Iowa Code Section 331.361;

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements herein, the parties agree as follows:

## ARTICLE I - PROPERTY CONVEYANCE

**1.1 Transfer of Title.** The County hereby agrees to convey to the City fee simple title to the Property by Warranty Deed, subject to the terms, conditions, covenants, and restrictions set forth in this Agreement and in the Deed.

**1.2 Consideration.** The City shall pay the County One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**1.3 Closing Date.** The closing shall occur on the later of \_\_\_\_\_, 2026, or within three (3) days after the Board of Supervisors approves the conveyance contemplated by this Agreement.

**1.4 Deed.** The County shall execute and deliver to the City a Warranty Deed in the form attached as Exhibit A, free and clear of all liens, restrictions, and encumbrances except zoning, restrictions, and easements of record, if any, which do not interfere with or restrict the existing use of the Property, or otherwise as required by this Agreement. General warranties of title shall extend to the time of delivery of the Deed excepting liens or encumbrances suffered or permitted by the City.

**1.5 Condition of Property.** The County makes no warranties, expressed or implied, as to the condition of the Property. The City accepts the Property in its current "AS IS, WHERE IS" condition contingent on the following:

(a) The City shall have an opportunity to inspect and evaluate the Property within 48 hours prior to Closing to verify the Property is in substantially the same condition as it was when inspected by City personnel on January 16, 2026.

(b) If the physical condition of the Property is not substantially the same on the Closing Date as it was on January 16, 2026, as determined by the City in its sole reasonable discretion, the City may in its sole reasonable discretion either accept the Property notwithstanding such changes and proceed to Closing or declare this Agreement null and void.

The County shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs. The County agrees to maintain existing insurance through closing and the City may purchase additional insurance.

**1.6 Fixtures.** Included with the Property shall be all fixtures that integrally belong to, are specifically adapted to or are a part of the real estate, whether attached or detached.

## ARTICLE II - AFFORDABILITY RESTRICTIONS

**2.1 Income Limitations.** The City covenants that for a minimum period of twenty (20) years from the date of conveyance ("Affordability Period"), all tenants occupying units at the Property shall have household incomes at or below 60% of Area Median Income (AMI) at the time of initial occupancy.

**2.2 AMI Priority.** The City shall make reasonable efforts to lease units to households at or below 30% AMI and shall maintain occupancy rates consistent with HUD requirements for project-based voucher programs.

**2.3 Rent Restrictions.** During the Affordability Period, tenant rent payments shall not exceed 30% of household income, with remaining rent subsidized through HUD-VASH vouchers or other local, State and/or Federal rental assistance programs.

**2.4 Perpetual Intent.** While the minimum Affordability Period is twenty (20) years, the City expresses its intent to maintain the Property as affordable housing in perpetuity, consistent with the City's stated goals in its proposal.

**2.5 AMI Determinations.** Area Median Income shall be determined annually based on HUD income limits for the Iowa City, Iowa metropolitan area.

## ARTICLE III - DEED RESTRICTIONS AND COVENANTS

**3.1 Restrictive Covenants Running with the Land.** The Deed shall include the following covenants which shall run with the land and bind all successors and assigns:

**(a) Affordable Housing Use.** The Property shall be used for affordable housing serving households with incomes at or below 60% AMI for the duration of the Affordability Period, unless waived, released or exempted in writing by the County.

**(b) Prohibited Uses.** The Property shall not be used for market-rate housing, commercial purposes unrelated to affordable housing operations, or any use inconsistent with the affordable housing mission. So-called "wrap-around" services or "supportive housing", including but not limited to comprehensive support services designed to help residents maintain stable housing and improve their quality of life through mental health support, job training, financial literacy counseling, and/or connections to other resources like healthcare and transportation, shall be deemed consistent with the affordable housing mission.

**(c) Compliance with Laws.** The Property shall be operated in compliance with all applicable federal, state, and local laws, including fair housing laws, building codes, and HUD regulations.

**3.2 Equitable Relief.** Should the City fail to use the Property for affordable housing for the duration of the Affordability Period as required herein, or otherwise materially breach the restrictive covenants, the County shall have the right to seek equitable relief, including by injunction or specific performance, to remedy such breach(es).

**3.3 Right of First Refusal.** Should the City propose to sell, transfer, or convey the Property during the Affordability Period, the County shall have a right of first refusal to repurchase the Property at the proposed sale price. The City shall provide written notice of any bona fide offer, and the County shall have sixty (60) days to exercise its right.

**3.4 Proceeds from Sale.** If the City sells the Property after expiration of the Affordability Period, or with County approval during the Affordability Period, all net proceeds shall be used exclusively for affordable housing purposes within Johnson County.

#### **ARTICLE IV - PROJECT-BASED VOUCHERS AND VA PARTNERSHIP**

**4.1 HUD-VASH Vouchers.** The City intends to attach fifteen (15) HUD-VASH project-based vouchers to the Property units, providing rental assistance for veteran households experiencing homelessness.

**4.2 VA Coordination.** For so long as HUD-VASH project-based vouchers are attached to the Property, the City shall maintain cooperation with the Iowa City VA Medical Center, or substantially similar successor entity, for tenant referrals, ongoing case management services, and supportive services for veteran tenants, as needed or appropriate to advance the objectives of the Project.

**4.3 HUD Compliance.** The City shall comply with all HUD requirements for project-based voucher administration, including annual reporting and Housing Quality Standards inspections.

#### **ARTICLE V - PROPERTY MANAGEMENT AND OPERATIONS**

**5.1 Management Responsibility.** The City shall be solely responsible for all aspects of Property management and operations, including: tenant selection and screening; lease administration; rent collection; maintenance and repairs; compliance monitoring; and all operating costs and expenses.

**5.2 Management Standards.** The City shall maintain professional property management standards, including 24-hour emergency maintenance response capability. The Property shall be maintained in safe, decent, and habitable condition in compliance with all applicable housing quality standards.

**5.3 Tenant Selection.** In operating the Property, the City intends to continue its low-barrier tenant selection practices, as and when applicable, consistent with fair housing requirements and HUD guidelines, including: no minimum income requirements for voucher holders; individualized assessment of criminal background checks; acceptance of alternative rental history documentation; and priority for veteran referrals from the VA.

**5.4 Occupancy Standards.** The City shall take all reasonable steps to maintain minimum 85% average annual occupancy. The City anticipates accepting referrals from the VA beginning four months following closing and reaching 90% lease-up within nine (9) months of closing.

#### **ARTICLE VI - REPORTING AND MONITORING**

**6.1 Annual Reports.** For the duration of the Affordability Period, the City shall submit annual reports to the County for the preceding year by March 31 of each year beginning March 31, 2027, in the form attached as Exhibit C

**6.2 County Monitoring Rights.** The County reserves the right to conduct periodic (no more frequently than annually) compliance audits to check for the City's fulfillment of the obligations set forth in Paragraphs 2.1., 2.3, and 3.1 above, and request additional information as reasonably necessary and related to the covenants set forth in Article III, above.

#### **ARTICLE VII - MAINTENANCE AND CAPITAL IMPROVEMENTS**

**7.1 City's Maintenance Obligations.** The City shall, at its sole cost and expense: maintain the Property in safe, decent, and habitable condition; comply with all applicable building codes and housing quality standards; and perform necessary repairs and replacements.

**7.2 Capital Improvements.** The City may make capital improvements to the Property as necessary to maintain its condition and affordability.

**7.3 Property Condition.** The City shall not permit the Property to deteriorate or fall into disrepair. Failure to maintain the Property in acceptable condition shall constitute a material breach of this Agreement.

#### **ARTICLE VIII – [Intentionally deleted.]**

#### **ARTICLE IX - DEFAULT AND REMEDIES**

**9.1 Events of Default.** The following shall constitute events of default by the City:

- (a) Failure to use the Property for affordable housing as required;
- (b) Violation of income restrictions or affordability requirements;

- (c) Failure to maintain the Property in acceptable condition;
- (d) Violation of applicable laws or regulations;
- (e) Attempt to sell, transfer, or encumber the Property in violation of this Agreement;
- (f) Material breach of any other provision not cured within thirty (30) days of written notice (or such longer period as reasonably necessary if cure cannot be completed within thirty days and the City is diligently pursuing cure);
- (g) Abandonment of the Property.

**9.2 Notice and Opportunity to Cure.** The County shall provide written notice of any default to the City. The City shall have thirty (30) days from receipt of notice to cure the default, except that violations threatening immediate health and safety require immediate correction and violations requiring more than thirty (30) days to cure may be cured within a reasonable time if the City commences cure within thirty days and diligently pursues completion.

**9.3 County Remedies.** Upon uncured default, the County may exercise any or all of the following remedies:

- (a) Seek specific performance requiring the City to comply with Agreement terms;
- (b) Seek injunctive relief to prevent continued violations;
- (c) Seek monetary damages for any losses suffered by the County;
- (d) Exercise any other remedies available at law or in equity.

**9.4 Cumulative Remedies.** All remedies are cumulative and the exercise of one remedy shall not preclude exercise of any other remedy.

## **ARTICLE X - REPRESENTATIONS AND WARRANTIES**

**10.1 County Representations.** The County represents and warrants:

- (a) The County is a political subdivision duly organized under Iowa law with authority to enter this Agreement and convey the Property;
- (b) This Agreement has been duly authorized by the County Board of Supervisors;
- (c) The County has marketable title to the Property, subject only to exceptions disclosed in the abstract and/or title commitment, rights of persons in possession and/or easements, or claims of easements, not shown by the public records and reflected in the abstract, any

defects of title which may be revealed by an accurate survey, any state of facts which might be revealed by physical inspection of the property, zoning or other ordinances;

**(d)** To the County's knowledge, there are no material environmental violations or contamination affecting the Property, except as disclosed in writing;

**(e)** To the County's knowledge, the County is not in violation of any agreement affecting the Property that would prevent conveyance to the City.

**10.2 City Representations.** The City represents and warrants:

**(a)** The City is a municipal corporation duly organized under Iowa law with authority to enter this Agreement and accept the Property;

**(b)** This Agreement and acceptance of the Property have been duly authorized by the City Council;

**(c)** The City has the financial capacity and operational capability to fulfill its obligations hereunder;

**(d)** The City intends to operate the Property for affordable housing consistent with this Agreement;

**(e)** The City acknowledges the County's \$2,250,000 investment in the Property and the public benefit nature of this conveyance.

## **ARTICLE XI - CLOSING REQUIREMENTS**

**11.1 Abstract and Title.** The County shall promptly obtain an abstract of title to the Property continued through the date of acceptance of this Agreement and deliver it to the City's attorney for examination within fifteen (15) days after said date of acceptance. The County shall pay the cost of the abstract preparation. The Abstract shall show marketable title to the Property in the County in conformity with this Agreement, Iowa law, and title standards of the Iowa State Bar Association. The County shall inform the City of any defects in title when known to the County. The County shall make every reasonable effort to cure any defects noted in the Abstract of Title. If closing is delayed, due to a defect in title, the City and County agree that either may serve the other with written notice of the intent to rescind the Agreement. The abstract shall become the property of the City when the Purchase Price is paid in full. The County shall pay the costs of any additional abstracting and title work due to any act or omission of the County.

**11.2 Survey.** If the City elects to obtain a survey of the Property, the City shall pay the costs thereof. If the survey shows an encroachment on the Property, easements not disclosed in

the Abstract of Title, or if any improvements located on the Property encroach on lands of others, such items shall be treated as a title defect.

**11.3 Environmental Assessment.** The County shall provide copies of any environmental assessments or reports in the County's possession within ten (10) days of approval of this Agreement by the Board of Supervisors. The County warrants to the best of its knowledge and belief that there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards, and the County has done nothing to contaminate the Property with hazardous wastes or substances. If required, the County agrees to provide the City at Closing with a properly executed Iowa Groundwater Hazard Statement.

**11.4 Property Inspection.** The City shall have the right to inspect the Property prior to closing, as provided herein. The City's acceptance of the Deed shall constitute acknowledgment of satisfactory inspection and acceptance of the Property's condition.

**11.5 Deliveries at Closing.** At closing, the parties shall deliver:

**County shall deliver:**

- Executed Warranty Deed, showing "City of Iowa City, a municipal corporation" as the Grantee
- All keys, access codes, and property information
- Property records and documentation
- Groundwater Hazard Statement
- Warranty documents for any equipment, fixtures, and systems installed by the County covered by a manufacturer's or installer's warranty.

**City shall deliver:**

- Executed counterpart of this Agreement
- City Council resolution authorizing acceptance of this Agreement and Warranty Deed with restrictive covenants.

**11.6 Closing Costs.** Each party shall bear its own legal fees. The City shall pay all recording fees and transfer taxes, if any.

## ARTICLE XII - GENERAL PROVISIONS

**12.1 Entire Agreement.** This Agreement, together with all exhibits, constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, and agreements.

**12.2 Exhibits.** The following exhibits are attached and incorporated:

- Exhibit A: Form of Warranty Deed with Restrictive Covenants
- Exhibit B: Property Legal Description
- Exhibit C: City's annual report form template

**12.3 Amendment.** This Agreement may be amended only by written instrument signed by both parties and approved by their respective governing bodies.

**12.4 Governing Law and Venue.** This Agreement shall be governed by Iowa law. Any litigation shall be brought in the Iowa District Court for Johnson County.

**12.5 Severability.** If any provision is held invalid or unenforceable, the remainder shall remain in full force and effect.

**12.6 Waiver.** No waiver of any breach shall constitute waiver of any other breach. All waivers must be in writing.

**12.7 Notices.** All notices shall be in writing and delivered by personal delivery with receipt acknowledged, certified mail, return receipt requested, or overnight delivery service with confirmation,

**To County:**

Johnson County Board of Supervisors  
855 S. Dubuque Street, Suite 314  
Iowa City, IA 52240-4281  
Attention: Board Chairperson

**To City:**

City of Iowa City  
410 E. Washington Street  
Iowa City, IA 52240  
Attention: City Manager

**12.8 Public Purpose.** The parties acknowledge that this conveyance serves the public purpose of providing affordable housing to low-income households, particularly veterans

experiencing homelessness, and is consistent with the requirements of Iowa Constitution Article III, Section 31 and Iowa Code Section 331.361(4).

**12.9 Iowa Code Section 331.361 Compliance.** This conveyance is subject to and conditioned upon approval of the transfer of the County's interests in the Property following public notice and hearing before the Board of Supervisors, in accordance with Iowa Code Section 331.361(2).

**12.10 No Third-Party Beneficiaries.** This Agreement is for the sole benefit of the parties and creates no rights in any third party.

**12.11 Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original.

**12.12 Binding Effect.** This Agreement shall bind and benefit the parties' successors and assigns, subject to transfer restrictions herein.

**12.13 Authority.** Each party represents that its signatory has full authority to execute this Agreement and that execution has been duly authorized by the party's governing body.

**12.14 Construction.** This Agreement has been negotiated by both parties and shall not be construed against either party as drafter.

**IN WITNESS WHEREOF,** the parties have executed this Agreement as of the date first written above.

**JOHNSON COUNTY, IOWA**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair, Board of Supervisors  
Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
County Auditor

**CITY OF IOWA CITY, IOWA**

By: \_\_\_\_\_  
Name: \_\_\_Bruce Teague\_\_\_\_\_

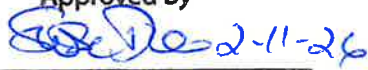
Title: Mayor  
Date: \_\_\_\_\_

**ATTEST:**

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City Clerk

Approved By

 2-11-26

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City Attorney's Office

EXHIBIT A  
**WARRANTY DEED WITH RESTRICTIVE COVENANTS**

THIS DEED, made this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between:

GRANTOR:	and	GRANTEE:
Johnson County, Iowa, a political subdivision of the State of Iowa 913 S. Dubuque Street Iowa City, IA 52240		City of Iowa City, Iowa a municipal corporation 410 E. Washington Street Iowa City, IA 52240

Note: Exempt transfer by County - Exempt from Transfer Tax (428A.2(6))

FOR VALUABLE CONSIDERATION, and pursuant to the Property Conveyance and Affordable Housing Agreement dated \_\_\_\_\_, 2026 (herein, "Agreement"), Grantor does hereby convey to Grantee, its successors and assigns, all of Grantor's right, title, interest, estate, claim and demand in the following described real property situated in Johnson County, Iowa:

Lot 1 and the West 20 feet of Lot 2 in Part One Hollywood Manor Addition to Iowa City, Iowa, according to the plat thereof recorded in Plat Book 6, Page 58, Plat Records of Johnson County, Iowa, subject to easements and restrictions of record; Property Address: 1102 Hollywood Boulevard, Units 1-15, Iowa City, IA 52240; Parcel Identification Number: 1023231002

Grantor does hereby Covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish all rights of dower, homestead, and distributive share in and to the real estate.

Said conveyance is made together with all appurtenances, improvements, fixtures, and all rights and privileges thereunto belonging, subject to the following:

**RESTRICTIVE COVENANTS RUNNING WITH THE LAND**

Grantee, for itself and its successors and assigns, hereby accepts this conveyance subject to the following restrictive covenants, conditions, and agreements, which shall constitute

covenants running with the land during the Affordability Period as defined herein, shall be binding upon Grantee and all future owners of the Property, and shall be for the benefit of and enforceable by Grantor, its successors and assigns:

**Covenant 1: Affordable Housing Use Restriction**

1.1 For a period of twenty (20) years from the date of this Deed (the "Affordability Period"), the Property shall be used primarily for affordable multifamily rental housing and shall not be used for any inconsistent purpose without the prior written consent of Grantor.

1.2 During the Affordability Period, all residential units at the Property shall be leased only to households whose total household income at the time of initial occupancy does not exceed sixty percent (60%) of Area Median Income (AMI) as determined annually by the U.S. Department of Housing and Urban Development for the Iowa City, Iowa metropolitan area.

1.3 During the Affordability Period, tenant rent payments (excluding utilities) shall not exceed thirty percent (30%) of the tenant household's monthly income, with the balance of rent paid through rental assistance programs including but not limited to HUD-VASH project-based vouchers.

1.4 Grantee shall make diligent efforts to maintain the Property at an average annual occupancy rate of at least eighty-five percent (85%) and shall make diligent efforts to fill vacancies within sixty (60) days.

**Covenant 2: Prohibited Uses**

2.1 Market-Rate Housing Prohibited. During the Affordability Period, the Property shall not be converted to market-rate housing or used to provide housing to households with incomes exceeding sixty percent (60%) of AMI.

2.2 Commercial Use Prohibited. The Property shall not be used for commercial purposes except for on-site property management offices and resident services related to the affordable housing mission.

**Covenant 3: Restrictions on Transfer**

3.1 Right of First Refusal. If at any time during the Affordability Period, Grantee receives a bona fide written offer to purchase the Property that Grantee is willing to accept, Grantee shall give Grantor written notice of such offer, including all material terms and conditions. Grantor shall have sixty (60) days from receipt of such notice to elect to purchase the Property on the same terms and conditions as set forth in the bona fide offer. If Grantor does not elect to purchase within sixty (60) days, Grantee may proceed with the sale to the third party, provided:

(a) The sale is completed on substantially the same terms as offered to Grantor;

(b) The purchaser assumes all obligations under these restrictive covenants; and  
(c) The closing occurs within one hundred eighty (180) days of Grantor's declination.

3.2 Prohibited Transfers. Without Grantor's prior written consent, Grantee shall not (a) transfer, convey, or assign the Property or any portion thereof to any party that does not agree to assume and be bound by these restrictive covenants; (b) encumber the Property with any lien or mortgage that would take priority over these restrictive covenants; or (c) enter into any transaction that would impair Grantor's rights under these covenants.

3.3 Use of Sale Proceeds. If the Property is sold after the Affordability Period expires, or with Grantor's approval during the Affordability Period, Grantee covenants that all net proceeds from such sale shall be used exclusively for affordable housing purposes within Johnson County, Iowa.

Covenant 4: Compliance with Laws. The Property shall be operated in compliance with all applicable federal, state, and local laws, including fair housing laws, building codes, and HUD regulations.

These restrictive covenants shall remain in effect during the Affordability Period. The right of first refusal shall terminate upon expiration of the Affordability Period. These restrictive covenants constitute covenants running with the land and shall be binding upon Grantee and all successors in interest to the Property, and shall be for the benefit of and enforceable by Grantor and its successors and assigns.

Grantee shall give written notice of these restrictive covenants to any prospective purchaser, transferee, or mortgagee of the Property and shall include reference to this Deed and the recorded covenants in any contract for sale, deed, or mortgage.

These restrictive covenants may be amended only by written instrument executed by both Grantor and Grantee (or their successors) and recorded in the Johnson County Recorder's Office. No amendment shall be effective unless approved by the governing bodies of both Grantor and Grantee.

These restrictive covenants are made pursuant to and shall be interpreted in conjunction with the Property Conveyance and Affordable Housing Agreement dated \_\_\_\_\_, 2026, between Grantor and Grantee. To the extent of any conflict between these covenants and the Agreement, these covenants shall control as to matters affecting the title to and use of the Property.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

ACCEPTANCE

Grantee, by acceptance of this Deed, acknowledges and agrees to be bound by all restrictive covenants, conditions, and agreements set forth herein and agrees that such covenants shall run with the land and bind all successors and assigns of Grantee.

SIGNATURES

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized officer this \_\_\_\_ day of \_\_\_\_\_, 2026.

GRANTOR: JOHNSON COUNTY, IOWA

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chairperson, Board of Supervisors

ATTEST: \_\_\_\_\_  
Johnson County Auditor (or designee)

ACKNOWLEDGMENT

STATE OF IOWA                    )  
COUNTY OF JOHNSON         ) ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that they are the Chairperson of the Board of Supervisors of Johnson County, Iowa, a political subdivision of the State of Iowa; that said instrument was signed on behalf of said County by authority of its Board of Supervisors; and that said person acknowledged the execution of said instrument to be the voluntary act and deed of said County, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa  
My Commission Expires: \_\_\_\_\_

[ACCEPTANCE BY GRANTEE on following page]

ACCEPTANCE BY GRANTEE

The undersigned Grantee hereby accepts the foregoing Deed and all restrictive covenants, conditions, and agreements contained therein, and agrees to be bound thereby.

GRANTEE: CITY OF IOWA CITY, IOWA

By: \_\_\_\_\_  
Name: \_\_\_Bruce Teague\_\_\_\_\_   
Title: Mayor  
Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

ACKNOWLEDGMENT

STATE OF IOWA                    )  
COUNTY OF JOHNSON        ) ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared \_Bruce Teague and Kellie K. Grace\_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively of the City of Iowa City, Iowa, a municipal corporation; that said instrument was signed on behalf of said City by authority of its City Council; and that said person acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa  
My Commission Expires: \_\_\_\_\_

**EXHIBIT B  
LEGAL DESCRIPTION**

Lot 1 and the West 20 feet of Lot 2 in Part One Hollywood Manor Addition to Iowa City, Iowa, according to the plat thereof recorded in Plat Book 6, Page 58, Plat Records of Johnson County, Iowa, subject to easements and restrictions of record.

Property Address: 1102 Hollywood Boulevard, Units 1-15, Iowa City, IA 52240; Parcel Identification Number: 1023231002





# CITY OF IOWA CITY COUNCIL ACTION REPORT

February 17, 2026

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Resolution disapproving the issuance of an alcohol license (renewal) to 138 South Clinton, Inc, d/b/a The Fieldhouse Bar & Grill.

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Prepared By: Jennifer Schwickerath, Assistant City Attorney  
Reviewed By: Geoff Fruin, City Manager  
Eric Goers, City Attorney  
Kellie Grace, City Clerk  
Danielle Sitzman, Development Services Coordinator

Fiscal Impact: NA  
Staff Recommendation: Approval  
Commission Recommendations: NA

Attachments: [Notice of Hearing and Building Official Memo](#)  
[Feb 2026 Verified Statement 138 South Clinton Inc](#)  
[Jan 2025 Verified Statement 138 South Clinton Inc](#)  
[1-17-25 City Attorney Letter](#)  
[7-23-25 City Manager Letter](#)  
[11-7-25 City Manager Email](#)  
[Resolution](#)  
[Correspondence from Tracy Barkalow](#)

## **Executive Summary:**

Iowa City Code 4-2-2(A) and Iowa Code section 123.30(2) require that premises which have alcohol licenses conform to local ordinances. 138 South Clinton Inc, d/b/a The Fieldhouse Bar & Grill ("The Fieldhouse"), has applied for a renewal of its Class C Alcohol license, which expires on February 28, 2026. The Fieldhouse Bar & Grill is located at 138 S. Clinton Street. This is within the University Impact Area of the CB-10 zone. Within this zone, new drinking establishments must be separated by a minimum distance of five hundred feet (500') from any other drinking establishment pursuant to City Code Section 14-4B-4(B)(11). The Fieldhouse is within 500' of numerous preexisting drinking establishments and therefore cannot operate as a drinking establishment in this location.

Staff has repeatedly informed the owners of the The Fieldhouse that City zoning requirements prohibit the operation of a drinking establishment in this location. The Fieldhouse nonetheless continues to violate City zoning ordinances by operating a drinking establishment in this location. Therefore, the Building Official recommends denial of The Fieldhouse's application to renew its alcohol license because The Fieldhouse is violating City

zoning ordinances by operating a drinking establishment within 500 feet of existing drinking establishments.

**Background / Analysis:**

138 South Clinton Inc, d/b/a The Fieldhouse Bar & Grill ("The Fieldhouse"), has applied for a renewal of its Class C Alcohol license, which expires on February 28, 2026. The Fieldhouse obtained its alcohol license on March 1, 2025 after completing a Verified Statement in January 2025 which stated that The Fieldhouse would serve food and beverages and that its hours of operation would be 7 days per week, from 11:00 a.m. to 12:00 a.m. Under City Code Section 14-4A-4(F)(2)(a)-(b), this qualified The Fieldhouse as an "eating establishment" instead of a "drinking establishment." City staff requested an updated Verified Statement in August 2025 and January 2026. No update was provided in August 2025 and an incomplete (does not list hours for each day of the week as requested) updated Verified Statement was provided on February 10, 2026. City staff has requested that the actual hours be provided on the updated Verified Statement.

Since it opened on November 6, 2025, The Fieldhouse has operated as a drinking establishment under City Code Section 14-4A-4(F)(2)(b), not an eating establishment. Iowa City Police observed Fieldhouse closing times in November and December 2025, and January and February 2026. The Fieldhouse has regularly been open for business between the hours of twelve o'clock (12:00) midnight and two o'clock (2:00) a.m. Under City Code Section 14-4A-4(F)(2)(b), a drinking establishment within the University Impact Area of the CB-10 zone, where The Fieldhouse is located, must be separated by a minimum distance of five hundred feet (500') from any other drinking establishment pursuant to City Code Section 14-4B-4(B)(11).

The Fieldhouse is located within 500' of numerous preexisting drinking establishments and therefore cannot operate as a drinking establishment in this location. Drinking establishments within 500' of The Fieldhouse include, but are not limited to, Buffalo Wild Wings, Burger Haul, Donnelly's, Giddy Up, Hazzard County, ReUnion, Roxxy, and The Airliner.

Staff has repeatedly informed the owners of the The Fieldhouse that City zoning requirements prohibit the operation of a drinking establishment in this location. On December 1, 2025, the City filed a municipal infraction citation against The Fieldhouse for violation of the 500' ordinance. Even after the citation was issued, The Fieldhouse continues to violate City zoning ordinances by operating a drinking establishment in this location. Therefore, the Building Official recommends denial of The Fieldhouse's application to renew its alcohol license because The Fieldhouse is violating City zoning ordinances by operating a drinking establishment within 500 feet of existing drinking establishments.

February 10, 2026

**NOTICE OF HEARING ON DISAPPROVAL OF  
APPLICATION FOR RENEWAL**

*Via First Class Mail:*

Attention: Tracy Barkalow and Brian Hughes, Owners  
138 South Clinton Inc  
d/b/a The Fieldhouse Bar & Grill  
138 S. Clinton Street  
Iowa City, IA 52240

Tracy Barkalow, Contact Person for 138 South Clinton Inc  
105 5<sup>th</sup> Street, Suite 1  
Coralville, Iowa 52241

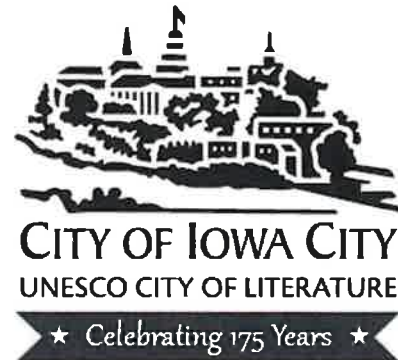
*Via email:*

[tracy@barkalowhomes.com](mailto:tracy@barkalowhomes.com)  
[brianhazzardcr@gmail.com](mailto:brianhazzardcr@gmail.com)

Dear Mr. Barkalow and Mr. Hughes:

City Code (Section 4-2-2(A)) and state code (Iowa Code Section 123.30(2)) do not allow alcohol licenses to be approved for a premise which does not conform to all applicable laws and ordinances. Attached is a copy of a memo from the Iowa City Building Official recommending that City Council deny your application for renewal of your alcohol license.

Under Iowa City Code 4-2-4 NOTICE AND HEARING, you are entitled to “an opportunity to be heard prior to the imposition of a civil penalty, suspension or revocation or disapproval of an application for renewal.” Please find enclosed a copy of Iowa City Code Section 4-2-4 for your reference. City Council will consider your application at its February 17, 2026 City Council meeting, which starts at 6:00 p.m. in Emma Harvat Hall at City Hall, 410 E. Washington Street, Iowa City, Iowa, 52240. This meeting will be your opportunity to be heard on your application.



Sincerely,

A handwritten signature in blue ink that reads "Kellie Grace". The signature is fluid and cursive, with the first name "Kellie" and the last name "Grace" clearly distinguishable.

Kellie Grace  
City Clerk

Cc with attachments: Danielle Sitzmann, Building Official  
Eric Goers, City Attorney  
City Council

Counsel for 138 South Clinton Inc:  
Eric Hartmann  
[EHartmann@L-WLAW.com](mailto:EHartmann@L-WLAW.com)  
Richard Davison  
[RDavidson@L-WLAW.com](mailto:RDavidson@L-WLAW.com)  
Charles Meardon  
[meardon@lefflaw.com](mailto:meardon@lefflaw.com)



# CITY OF IOWA CITY MEMORANDUM

---

**Date:** February 10, 2026

**To:** Wendy Mayer, City of Iowa City License Specialist

**From:** Danielle Sitzman, Development Services Coordinator/Building Official

**Re:** LC-0052112, 138 S. Clinton Street, Iowa City, IA

The Fieldhouse Bar & Grill is located at 138 S. Clinton Street in Iowa City. (Map 1). 138 S. Clinton Street is within the Central Business Zone District "CB-10", within the University Impact Area. (Map 1).

A Commercial Use Category under the Iowa City Zoning Code is Eating And Drinking Establishments. 14-4A-4(F).

A Drinking Establishment is defined as follows in 14-4A-4(F)(2)(b):

- The principal activity of the establishment is the preparation, dispensing and consumption of food and/or beverages;
- The establishment has an alcohol license for on-site consumption
- The establishment is regularly open for business between midnight and 2:00 a.m.

The Fieldhouse's use is a Drinking Establishment. It was initially classified as an Eating Establishment pursuant to 14-4A-2(G) because of a verified statement that was provided that stated the Fieldhouse would close by 12am. However, The Fieldhouse has not operated in accordance with its verified statement, and thus should have been and is classified as a Drinking Establishment for the following reasons:

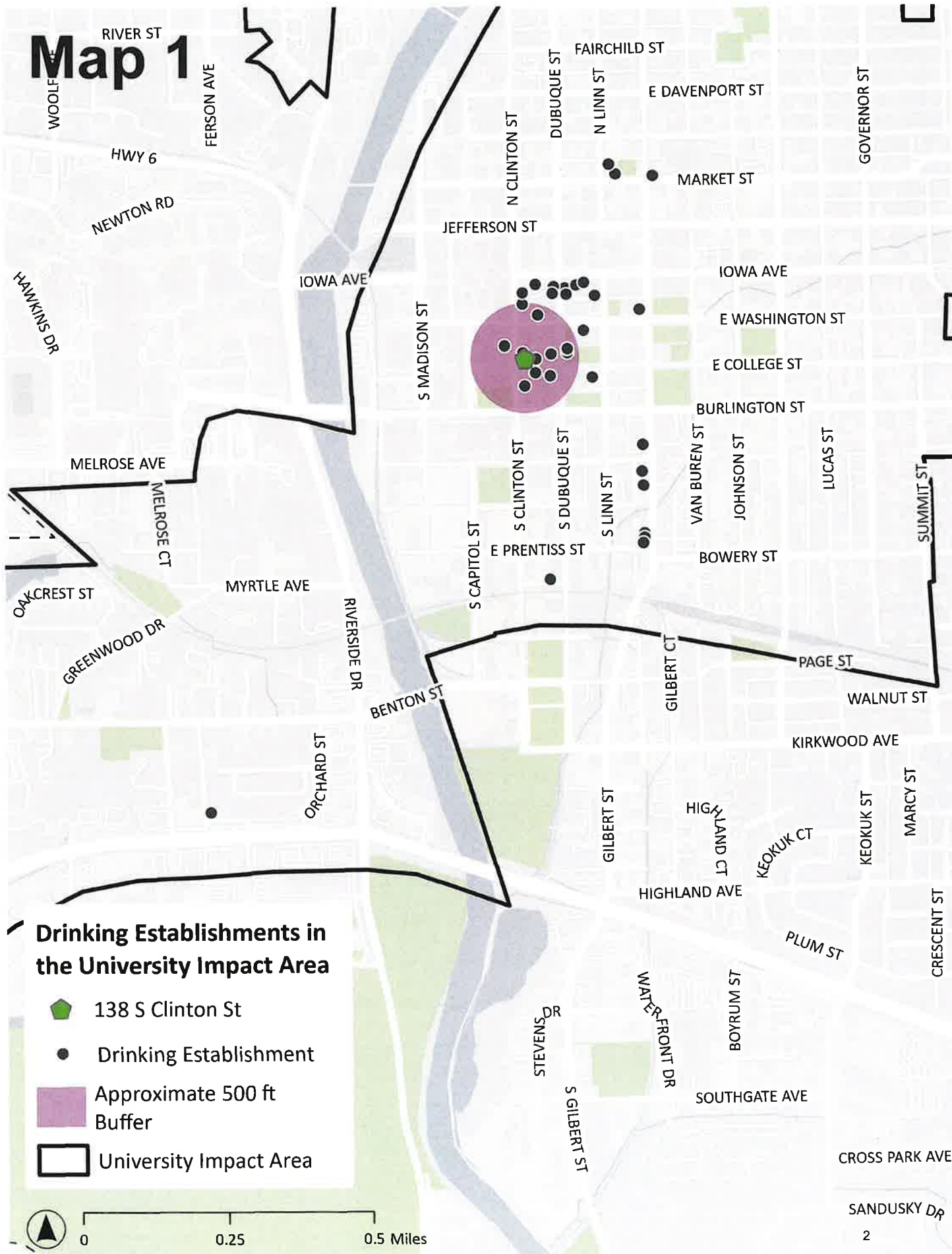
- The Fieldhouse's principal activity is the preparation, dispensing, and consumption of food or beverage. See Verified Statement dated January 3, 2025, and Barkalow statements on January 20, 2026.
- The Fieldhouse has a Class C alcohol license.
- The Fieldhouse is regularly open for business between midnight and 2:00 a.m.
  - ICPD information regarding closing times. See Memo dated February 9, 2026 from Sergeant Eric Nieland, Iowa City Police Department summarizing observed closing times from November 6, 2025 - February 8, 2025.

Drinking Establishments are provisionally allowed in the "CB-10" zone but must be 500 feet separated from each other. 14-4B-4(B)(11).

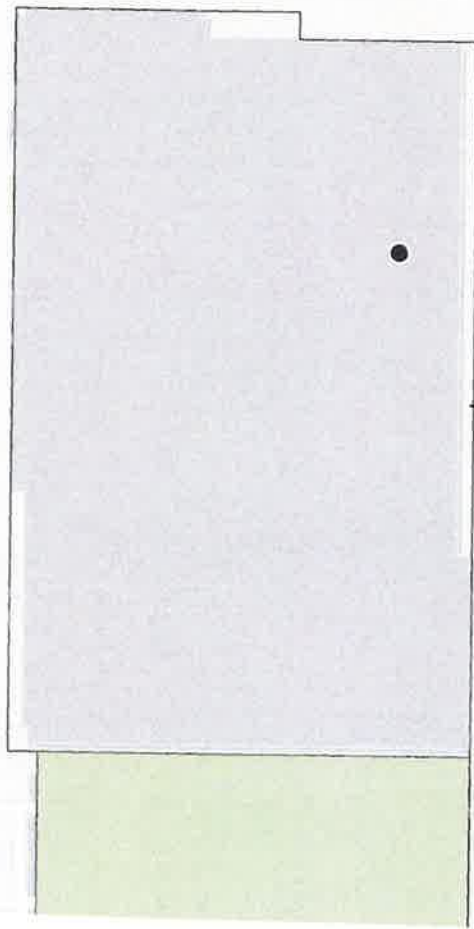
The Fieldhouse Bar and Grill is within 500 feet of other Drinking Establishments. (Map 2)

Therefore, because the use of the subject property as a Drinking Establishment does not comply with the zoning code separation requirements, I recommend disapproval of the application.





# Map 1



# Map 2



## Drinking Establishments in the University Impact Area

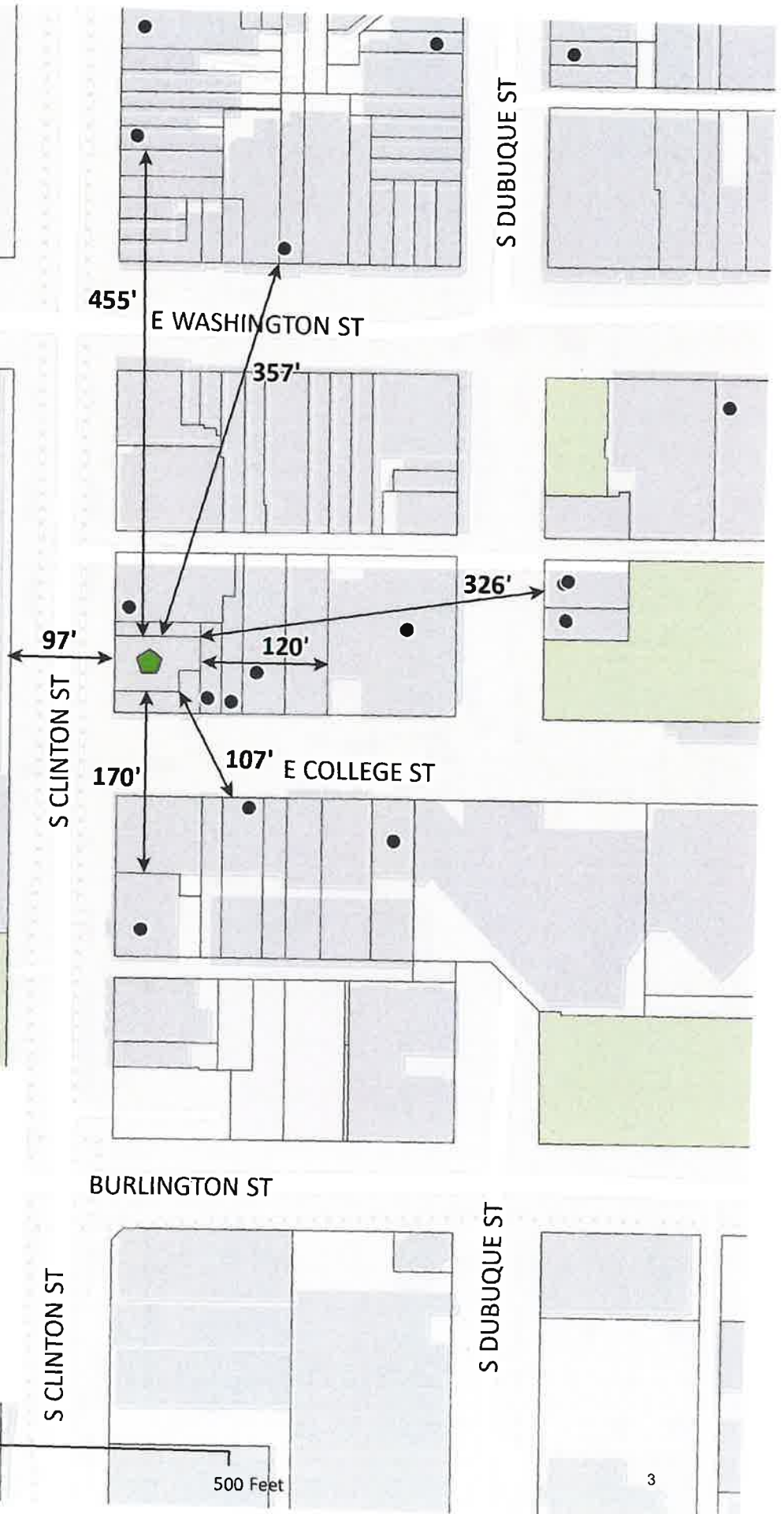
-  138 S Clinton St
-  Drinking Establishment
-  Parcel Boundary
-  University Impact Area



0

250

500 Feet





**TO:** Wendy Mayer, City of Iowa City License Specialist  
**FROM:** Sergeant Eric Nieland, Iowa City Police Department Community Outreach  
**RE:** Fieldhouse Bar & Grill (138 S Clinton St, Iowa City, Iowa) Alcohol License Renewal  
**DATE:** February 9, 2026

Iowa City Code Section 14-7C-1(A) provides for members of the police department to assist with enforcement of the zoning code by reporting potential violations. The Fieldhouse Bar & Grill is within 500 feet of other already existing drinking establishments; therefore, it is in violation of the zoning code if it operates as a drinking establishment that is open regularly between midnight and 2:00 a.m. From November 2025 through February 2026, the Iowa City Police Department has observed the business hours of the Fieldhouse Bar & Grill (138 S. Clinton St.).

In November 2025, the Fieldhouse Bar & Grill was observed operating past midnight on 17 occasions.

In December 2025, 19 observations of business hours were documented. On 16 of those occasions, the business remained open past midnight; on 1 occasion it closed before midnight; on 1 occasion it closed at midnight; and on 1 occasion it closed at 12:03 a.m.

In January 2026, 22 observations of business hours were documented. On 16 occasions, the business remained open past midnight; on 3 occasions it closed before midnight; on 1 occasion it closed at 12:01 a.m. and on 2 occasions it closed at 12:05 a.m.

In February 2026, 6 observations of business hours were documented. On 3 of those occasions, the business remained open past midnight, and on 3 occasions closed before midnight.

The following list contains the dates and recorded times of Fieldhouse Bar & Grill closing.

<b>Date</b>	<b>Time Closed</b>
Thursday, November 6, 2025	0140
Friday, November 7, 2025	0145
Saturday, November 8, 2025	0145
Tuesday, November 11, 2025	0030
Wednesday, November 12, 2025	0025
Thursday, November 13, 2025	0145
Friday, November 14, 2025	0150



<b>Date</b>	<b>Time Closed</b>
Saturday, November 15, 2025	0155
Tuesday, November 18, 2025	0150
Wednesday, November 19, 2025	0152
Thursday, November 20, 2025	0155
Friday, November 21, 2025	0155
Saturday, November 22, 2025	0150
Tuesday, November 25, 2025	0040
Wednesday, November 26, 2025	0150
Friday, November 28, 2025	0110
Saturday, November 29, 2025	0145
Tuesday, December 2, 2025	0015
Wednesday, December 3, 2025	0021
Thursday, December 4, 2025	0150
Friday, December 5, 2025	0150
Saturday, December 6, 2025	0200
Tuesday, December 9, 2025	2358
Wednesday, December 10, 2025	0000
Thursday, December 11, 2025	0145
Friday, December 12, 2025	0145
Saturday, December 13, 2025	0135
Tuesday, December 16, 2025	0110
Wednesday, December 17, 2025	0055
Thursday, December 18, 2025	0130
Friday, December 19, 2025	0130
Saturday, December 20, 2025	0150
Friday, December 26, 2025	0140
Saturday, December 27, 2025	0130
Tuesday, December 30, 2025	0003
Wednesday, December 31, 2025	0145
Thursday, January 1, 2026	0015
Friday, January 2, 2026	0130
Saturday, January 3, 2026	0145
Wednesday, January 7, 2026	2355
Thursday, January 8, 2026	0001
Friday, January 9, 2026	0145



<b>Date</b>	<b>Time Closed</b>
Saturday, January 10, 2026	0140
Wednesday, January 14, 2026	2355
Thursday, January 15, 2026	0130
Friday, January 16, 2026	0130
Saturday, January 17, 2026	0130
Tuesday, January 20, 2026	0010
Thursday, January 21, 2026	0015
Thursday, January 22, 2026	0140
Friday, January 23, 2026	0140
Saturday, January 24, 2026	0150
Tuesday, January 27, 2026	0005
Wednesday, January 28, 2026	2350
Thursday, January 29, 2026	0145
Friday, January 30, 2026	0150
Saturday, January 31, 2026	0155
Tuesday, February 3, 2026	2355
Wednesday, February 4, 2026	2345
Thursday, February 5, 2026	0130
Friday, February 6, 2026	0150
Saturday, February 7, 2026	0150
Sunday, February 8, 2026	2130

**4-2-4: NOTICE AND HEARING:**

The city council shall provide the licensee or permittee an opportunity to be heard prior to the imposition of a civil penalty, suspension or revocation or disapproval of an application for renewal. Notice may be given by personal service or first class mail directed to the manager or contact person of the applicant as listed on the application. Notice by personal service must be given at least five (5) days before the hearing. Notice by first class mail is effective on mailing and must be given at least six (6) days before the hearing. (Ord. 01-3968, 6-12-2001, eff. 8-1-2001)

VERIFIED STATEMENT

STATE OF IOWA )  
 )ss:  
JOHNSON COUNTY )

The undersigned, first being duly sworn upon oath deposes and states:

I, Brian Hughes, hereby verify:

1. That I have applied for a Class C liquor license, wine or beer permit for the following business at the following location:

- 1. Business Name: Fieldhouse Bar and Grill
- 2. Business Address: 138 S. Clinton St, Iowa city, Iowa

2. The regular business hours of this establishment are: (list hours for each day of the week)  
Restaurant business hours shall comply with Iowa Code Chapter 123. Permissible hours may vary depending on time of year.

3. The following activities, goods and services will be provided at this establishment:  
Eating Establishment.. Restuarant use, including the commercial sale of food and alcoholic beverages, in compliance with Iowa Code Chapter 123.

I understand that this Statement will be used by the City to determine whether my business is an "eating establishment" or a "drinking establishment" as defined by the Iowa City Zoning Code. I further understand that the City may require me to produce certain records to confirm the information I have provided herein, including, but not limited to, business records upon which this statement is based, state and federal tax records, applications for dram shop insurance, audits performed to determine dram shop insurance premiums and receipts from vendors for goods purchased.

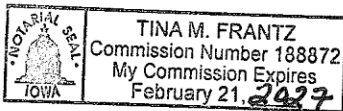
I CERTIFY UNDER PENALTY OF PERJURY AND PERSUANT TO THE LAWS OF THE STATE OF IOWA THAT THE PRECEDING IS TRUE AND CORRECT.

Dated this 10th day of Feb, 2020

[Signature]  
(Name)

Signed and sworn to (or affirmed) before me on this 10th day of Feb, 2020  
By Brian Hughes

Tina M. Frantz  
Notary Public in and for the State of Iowa



**VERIFIED STATEMENT**

STATE OF IOWA )

)ss:

JOHNSON COUNTY )

The undersigned, first being duly sworn upon oath deposes and states:

I, Jason Zeman, hereby verify:

1. That I have applied for a Class C liquor license, wine or beer permit for the following business at the following location:

1. Business Name: 138 S. Clinton Inc dba Karma

2. Business Address: 138 S. Clinton St, Iowa City, IA 52240

2. The regular business hours of this establishment are: 11am - midnight, 7 days a week

3. The following activities, goods and services will be provided at this establishment: Food & Beverage

I understand that this Statement will be used by the City to determine whether my business is an "eating establishment" or a "drinking establishment" as defined by the Iowa City Zoning Code. I further understand that the City may require me to produce certain records to confirm the information I have provided herein, including, but not limited to, business records upon which this statement is based, state and federal tax records, applications for dram shop insurance, audits performed to determine dram shop insurance premiums and receipts from vendors for goods purchased.

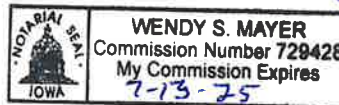
I CERTIFY UNDER PENALTY OF PERJURY AND PERSUANT TO THE LAWS OF THE STATE OF IOWA THAT THE PRECEDING IS TRUE AND CORRECT.

Dated this 3 day of January, 20 25.

(Name) [Signature]

Signed and sworn to (or affirmed) before me on this 3 day of January, 20 25  
By Jason Zeman.

Wendy S. Mayer  
Notary Public in and for the State of Iowa



January 17, 2025

Jason Zeman  
517 Potter Street  
Tiffin, IA 52340  
iowacitybiz@gmail.com



CITY OF IOWA CITY  
UNESCO CITY OF LITERATURE

★ Celebrating 175 Years ★

City Attorney's Office  
City Hall  
410 East Washington Street  
Iowa City, IA 52240  
(319) 356-5030  
Email: [icattorney@iowa-city.org](mailto:icattorney@iowa-city.org)  
[www.icgov.org](http://www.icgov.org)

Re: Karma Nightclub Liquor License Application

Dear Mr. Zeman:

I am writing you as the contact person for the liquor control license for Karma Nightclub and as the registered agent for 138 South Clinton Inc. doing business as Karma Nightclub.

City staff will recommend approval of the liquor control license based on the approved building plans and the statements that you made on the Verified Statement. The Verified Statement provides regular business hours of 11:00 a.m. to 12:00 a.m. (midnight) seven days a week and that it will be a food and beverage establishment.

Given the name of the establishment includes the term "nightclub," and nightclubs are often open after 12:00 a.m. (midnight) and often do not serve food, I want to draw your attention to relevant City ordinances that require Karma Nightclub to close at 12:00 a.m. (midnight) and to operate as a restaurant.

Iowa City Code of Ordinances 4-2-2(B) provides:

No liquor control license nor beer permit for serving and consuming on premises shall be approved for an establishment which is not located entirely on the ground floor of a building and which does not contain windows which permit visibility of its interior from the public way, except for hotels, motels, restaurants, private clubs, theaters that have live performances as their principal function, and outdoor rooftop patios (with an occupant load under 50) associated with an indoor commercial recreational use. An establishment will be considered to be on the ground floor if it is located on a mall level. This provision shall not be applicable to premises licensed prior to July 1, 1997.

The Karma Nightclub liquor license application is for a premises that is not entirely located on the ground floor. You have represented that the Karma Nightclub will meet the definition of a restaurant to comply with the requirements of 4-2-2(B).

The definition of a restaurant is provided in Iowa City Code of Ordinances 4-1-1 and provides:

**RESTAURANT:**

A business whose primary function is the service of food to customers and which meets the following criteria:

- A. Prepares meals on the premises and provides meal service to each floor of the premises which is open to the public while the kitchen is open;
- B. Has a food service menu from which customers may order;
- C. Has an employee whose primary duty is the preparation of food and an employee whose primary duty is to serve food to customers;
- D. Has a kitchen separate from the bar equipped with adequate cooking equipment; adequate hood ventilation system that complies with state/local fire and building codes; two 3-compartment sinks or a commercial dish machine; adequate food storage, refrigeration, and holding equipment. Kitchen must meet basic food requirements of a full-service food establishment as certified by the Johnson County Health Department.
- E. Operates the restaurant service during at least sixty percent (60%) of the hours that the business is open to the public; and
- F. Holds itself out to be a restaurant and advertises itself as a restaurant if it advertises.
- G. Includes a cafe, cafeteria, coffee shop, delicatessen, ice cream shop, lunchroom, or tearoom.

The Karma Nightclub must comply with all the requirements provided in the above restaurant definition in order to be in compliance with 4-2-2(B).

In addition, Karma Nightclub must comply with the City ordinance that requires a 500-foot separation distance between drinking establishments. Since Karma Nightclub is within 500 feet of a drinking establishment, Karma Nightclub cannot be a drinking establishment and must be an eating establishment that closes at 12:00 a.m. (midnight). The requirements of this ordinance are in Title 14, Chapter 4: Use Regulations of the Iowa City Zoning Code.

Please be advised that if the operation of the Karma Nightclub violates any of the City's ordinances, said violations may result in the filing of a Municipal Infraction Citation with the Court, which could result in an order requiring compliance and/or

a monetary civil plus court costs. In addition, continued violations will likely result in a recommendation to suspend or revoke the establishment's liquor control license.

If you have any questions, please do not hesitate to reach out to me.

Sincerely,



Jennifer L. Schwickerath

cc:

Wendy Mayer, License Specialist

Eric Nieland, Police Department

Geoff Fruin, City Manager

Tracy Hightshoe, Director of Neighborhood & Development Services

Eric Goers, City Attorney



CITY OF IOWA CITY  
UNESCO CITY OF LITERATURE

410 East Washington Street  
Iowa City, Iowa 52240-1826  
319-356-5000  
www.icgov.org

July 23, 2025

TSB Holdings, LLC  
Attn: Tracy Barkalow  
105 5<sup>th</sup> Street  
Coralville, IA 52241

Via U.S. mail and email <[tracy@barkalowhomes.com](mailto:tracy@barkalowhomes.com)>

Dear Mr. Barkalow,

I am aware you have corresponded extensively with the City Attorney about the longstanding City regulations preventing the operation a bar at 138 S. Clinton Street. Despite those communications, there has been subsequent media coverage about your intent to operate The Fieldhouse Bar at this location. In addition, window signage on the property and social media advertisements directly from the business publicly markets the same intent. More recently, I have become aware that renovation work is now underway.

As a reminder, because the property is within 500' of at least one drinking establishment, as defined by Iowa City Code Title 14, the property cannot be operated as a drinking establishment. Any establishment licensed for on-premises consumption of alcohol which, "*is open for business on a regular basis any time between the hours of twelve o'clock (12:00) midnight and two o'clock (2:00) A.M.*" is considered a drinking establishment.

Moreover, the licensed premises are explicitly prohibited from extending to floors other than the ground floor unless one or more exceptions apply. The only exception even arguably available would be operating the space as a restaurant. Under Iowa City Code, that means, "*A business whose primary function is the service of food...*" and which, "*Holds itself out to be a restaurant and advertises itself as a restaurant if it advertises.*" See Iowa City Code Sections 4-2-2 and 4-1-1. There has been no iteration of The Fieldhouse Bar thus far which satisfies these requirements.

Before you and/or your business partners proceed further with this project, I aim to express the City's clear intent to enforce City Code in these regards as there is a clear public safety interest. The City Council, acting in the public interest, passed Ordinance No. 09-4341 to address the concentration of alcohol-related uses in the downtown, and here is an excerpt from the ordinance:

*[T]he increase in the concentration of alcohol related issues is correlated to the overconsumption of alcohol and prevalence of underage drinking... and contributes to an increase in violence and crime... [D]ue to the negative externalities associated with a concentration of drinking establishments such as bars and pubs, it is in the public interest to prevent further concentration of these types of uses throughout the community....*

Should this location operate as a drinking establishment, and not as a restaurant, as those terms are defined in our Code, the City intends to take legal action to protect the public interest.

Sincerely,

Geoff Fruin  
City Manager

## Liz Craig

---

**From:** Geoff Fruin  
**Sent:** Friday, November 7, 2025 2:45 PM  
**To:** brianhazardcr@gmail.com; Tracy Barkalow  
**Subject:** Fieldhouse Operations  
**Attachments:** 48603.pdf; 51019.pdf

Mr. Barkalow and Mr. Hughes,

I have been informed that the Fieldhouse Bar and Grill opened last night and remained open for business well past midnight. Fieldhouse staff members not only failed to remove all patrons and close for business by midnight, but were instead continuing to welcome new patrons entering after midnight, charging cover as they did. The Fieldhouse remained open at 1:35 a.m. As was made clear in numerous prior communications, including the attached letter from July 23<sup>rd</sup>, The Fieldhouse must operate as a restaurant in order to have a liquor license covering anything but the ground floor, and cannot operate as a drinking establishment due to its location within 500' of other pre-existing drinking establishments. As you know, that means The Fieldhouse cannot on a regular basis be open for business after midnight, as they were last night.

It is crucial to the City, and other establishments who are similarly limited in their operating hours, that we enforce these ordinances to achieve the legislative goals of preventing further concentration of drinking establishments downtown, and provide a safe environment for the public. Failure to comply with these City ordinances will lead to the City taking enforcement action against The Fieldhouse, and may result in a reassessment of your status as a "person of good moral character", as defined in State Code, as described in the City's letter of October 28, 2025, also attached for your convenience. Such a reassessment could result in revocation of liquor licenses granted not only for The Fieldhouse, but for other establishments owned or operated by either of you. I cannot emphasize enough the seriousness with which the City takes this matter.

If you have any questions about the application of City laws to your establishments, please do not hesitate to contact me, or the City Attorney.

Sincerely,

Geoff

 **IOWA CITY**  
A UNESCO CITY OF LITERATURE

[WWW.ICGOV.ORG](http://WWW.ICGOV.ORG)



**Geoff Fruin**  
City Manager  
p: 319-356-5013  
410 E Washington St  
Iowa City, IA 52240

Resolution No. \_\_\_\_\_

**Resolution disapproving the issuance of an alcohol license (renewal)  
to 138 South Clinton, Inc, d/b/a The Fieldhouse Bar & Grill.**

Whereas, on this 17<sup>th</sup> day of February, 2026, a hearing was held on an application for renewal of a Class C alcohol license for 138 South Clinton Inc, d/b/a The Fieldhouse Bar & Grill; and

Whereas, 138 South Clinton Inc has been provided notice of the hearing scheduled for February 17, 2026; and

Whereas, the current alcohol license expires on February 28, 2026 and the application for renewal is for a Class C alcohol license with effective dates of March 1, 2026 to February 28, 2027; and

Whereas, Iowa Code Section 123.32(2) requires the local authority to either approve or disapprove the issuance of an alcohol license and to notify the Department of Revenue of the approval or disapproval; and

Whereas, Iowa City Code Section 4-2-2(A) and Iowa Code Section 123.30(2) do not allow alcohol licenses to be approved for a premise which does not conform to all applicable laws and ordinances; and

Whereas, City staff recommends disapproval of 138 South Clinton Inc's application for renewal for failure to comply with the zoning code; and

Whereas, Iowa Code Section 123.39(2) provides authority for the City to regulate the location and operation of premises selling alcohol consistent with the City's police powers; and

Whereas, the City regulates the location and operation of premises selling alcohol in the zoning code (Iowa City Code Section 14-4B-4(B)(11)) by requiring premises used as Drinking Establishments in the CB-10 zone to be separated from each other by 500 feet; and

Whereas, The Fieldhouse Bar & Grill is located in the CB-10 zone, is within 500 feet of already existing Drinking Establishments and has operated as a Drinking Establishment in violation of the City's 500 foot zoning ordinance since its opening on November 6, 2025.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The City Council finds that the location and operation of 138 South Clinton, Inc, d/b/a The Fieldhouse Bar & Grill does not comply with the City's zoning requirement that Drinking Establishments must be separated by 500 feet.
2. Pursuant to Iowa Code Section 123.30(2) and Iowa City Code Sections 4-2-2(A) and 4-2-3(B), the City Council hereby disapproves the issuance of a Class C alcohol license to 138 South Clinton Inc, d/b/a The Fieldhouse Bar & Grill.

3. The City Clerk is directed to forward a copy of this Resolution to the Iowa Department of Revenue.
4. 138 South Clinton, Inc, d/b/a The Fieldhouse Bar & Grill shall have the right to appeal this disapproval to the Iowa Department of Revenue.
5. The City Clerk is further directed to provide a copy of this Resolution to 138 South Clinton Inc, d/b/a The Fieldhouse Bar & Grill at the address on the renewal application.

Passed and approved this \_\_\_\_\_ day of February 2026.

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

Approved by:

\_\_\_\_\_  
City Attorney's Office

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ the Resolution be adopted, and upon roll call there were:

Ayes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nays:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Absent:

\_\_\_\_\_ Alter  
\_\_\_\_\_ Bergus  
\_\_\_\_\_ Harmsen  
\_\_\_\_\_ Moe  
\_\_\_\_\_ Salih  
\_\_\_\_\_ Teague  
\_\_\_\_\_ Weilein

## Kellie Grace

---

**From:** Tracy Barkalow <tracy@barkalowhomes.com>  
**Sent:** Tuesday, February 10, 2026 5:45 PM  
**To:** Eric Goers  
**Cc:** Geoff Fruin; 'Hartmann, Eric'; 'Davidson, Richard'; 'Charles Meardon'; \*City Council  
**Subject:** Laura Bergus Conflict of Interest 2-10-2026

**Importance:** High



**\*\* This email originated outside of the City of Iowa City email system. Please take extra care opening any links or attachments. \*\***

**This message is from an external sender.**

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Mr. Goers,

I am writing to formally raise a conflict-of-interest concern that should be stated on the public record.

Council Member Laura Bergus previously represented both my company and me personally in her capacity as an attorney. Given the prior attorney–client relationship, she should recuse herself from any City Council matters that involve my company(s) or me.

This conflict existed at the previous council meeting as well, and she did not recuse herself at that time. While that issue may be addressed separately, I am requesting that appropriate recusals occur going forward to ensure transparency and compliance with ethical obligations.

Thank you for your attention to this matter.

Respectfully,

**Tracy S. Barkalow**

**Broker/Owner**

**Commercial & Residential Real Estate**

**Barkalow & Associates Realtors**

**105 5<sup>th</sup> Street**

**Coralville, Iowa 52241**

**Mobile 319-631-3268**

**Office: 319-354-8644**

**Website: [www.TracyBarkalow.com](http://www.TracyBarkalow.com)**

**Licensed Broker in the State of Iowa**



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