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**Iowa City  
City Council - Formal Agenda  
Regular Formal Meeting  
January 6, 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. Proclamations
  - 2.a [Martin Luther King, Jr. Day](#)
3. Consent Calendar - Approval of Council Actions (subject to corrections, as recommended by the City Clerk)
  - 3.a [Special Formal \(4pm\) Summary of Minutes: December 9](#)
  - 3.b [Work Session Minutes: December 9](#)
  - 3.c [Special Formal \(6pm\) Summary of Minutes: December 9](#)
4. Consent Calendar - Receive and File Minutes
  - 4.a [Airport Commission: October 9](#)
  - 4.b [Airport Commission: November 13](#)
  - 4.c [Board of Adjustment: October 8](#)
  - 4.d [Historic Preservation Commission: November 20](#)
  - 4.e [Housing & Community Development Commission: November 17](#)
  - 4.f [Library Board of Trustees: November 20](#)
  - 4.g [Public Art Advisory Committee: November 6 \[See Recommendation\]](#)
5. Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)
  - 5.a Liquor License - New [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 S & S Operations LLC (App 0-009-556-053), dba Coach's Corner Sports Pub, 749 Mormon Trek Blvd, Ste. 9
  - 5.b 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 Storm Hospitality LLC (LC0050718) (Outdoor Service Area), dba The Box, 525 S. Gilbert St.
    2. Outdoor Service Area for Storm Hospitality LLC (LC0050718), dba The Box, 525 S. Gilbert St.

3. Class C Retail Alcohol License for Schneider Building LLC (LC0046753), dba TCB Pool Hall, 114 E. College St.
4. Class C Retail Alcohol License for ASB RAZ LLC (LC0050721) (Outdoor Service Area), dba Blackstone, 503 Westbury Dr.
5. Outdoor Service Area for ASB RAZ LLC (LC0050721), dba Blackstone, 503 Westbury Dr.
6. Special Class C Retail Alcohol License for Pagliai Pizza LLC (BW0090755), dba Pagliai's Pizza, 302 E. Bloomington St.
7. Class C Retail Alcohol License for Webster Restaurant LLC (LC0046826) (Sidewalk Cafe), dba The Webster, 202 N. Linn St., Ste 101
8. Class C Retail Alcohol License for 2-Tone Inc (LC0038082) (Sidewalk Cafe), dba Bluebird Diner, 330 E. Market St.
9. Class B Retail Alcohol License for Aldi Inc (LG0001243), dba Aldi Inc. #67, 760 Ruppert Rd.
10. Special Class C Retail Alcohol License for (BW0096941), dba Riverside Theatre, 119 E. College St.
11. Class C Retail Alcohol License for Englert Civic Theatre Inc (LC0050752), dba Englert Civic Theatre Inc., 221 E. Washington St.
12. Class C Retail Alcohol License for Casey's Marketing Company (LE0004361), dba Casey's #4589, 2790 N. Dodge St.

6. Consent Calendar - Resolutions and Motions

6.a November 2025 Disbursements

Motion to approve disbursements in the amount of \$17,841,729.42 for the period of November 1 through November 30, 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 [Parks & Rec Fees](#)

Resolution establishing a schedule of fees for Parks and Recreation services and programming and rescinding Resolution No. 25-36.

Comment: The City Code requires City Council to set park and recreation fees after receiving a recommendation from the Parks & Rec. Commission. The Commission recommends increasing two fees for the year beginning May 1, 2026, the late/no show fee for Farmers' Market vendors and the daily pool pass rate.

6.c [American Legion Road Improvements Project](#)

Resolution accepting the work for the American Legion Road Improvements Project [STP-U-3715(666)--70-52].

Comment: Work on the project was recently completed by Peterson Contractors, Inc. of Reinbeck, Iowa, in substantial accordance with the plans and specifications. The Engineer's Report is on file with the City Clerk.

Project Estimated Cost:	\$7,850,000.00
Project Bid Received:	\$8,266,747.70
Project Actual Cost:	\$8,437,935.05

6.d [2026 Woodside Drive Sanitary Sewer Repair Project](#)

Resolution authorizing the acquisition of property interests necessary for construction of the 2026 Woodside Drive Sanitary Sewer Repair Project.

Comment: Preliminary design for the 2026 Woodside Drive Sanitary Sewer Repair Project has been completed and easement needs within the project corridor have been identified. These easement acquisitions are needed for the construction of the Project.

6.e [Benton Street & Kirkwood Avenue Culvert Replacements 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 Shoemaker & Haaland Professional Engineers to provide engineering consultant services for the Benton Street and Kirkwood Avenue Culvert Replacement Projects.

Comment: This agreement authorizes Shoemaker & Haaland Professional Engineers to provide preliminary and final design services, preparation of construction documents, bidding assistance, and limited construction services for the replacement of the Benton Street and Kirkwood Avenue Culverts on Ralston Creek. The projects will generally include replacement of the existing culverts and adjoining street and sidewalk pavement, improvements to public utilities impacted by the culvert construction, and other related work. The consultant agreement is for \$622,051.00 and will be funded by General Obligation Bonds.

7. Consent Calendar - Setting Public Hearings

7.a [Zoning Code Text Amendment â€œ State Preemptions](#)

Motion setting a public hearing for January 20, 2026 on an 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)

Comment: At its December 17 meeting, the Planning and Zoning Commission recommended approval of this text amendment by a vote of 5-1 (Townsend in the negative). Adoption of the text amendment would bring the zoning code into alignment with state law.

7.b [Iowa City Landfill Compost Facility Improvements and Expansion Project](#)

Resolution setting a public hearing on January 20, 2026, on project manual and estimate of cost for the construction of the Iowa City Landfill Compost Facility Improvements and Expansion 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: This item will set the public hearing for the Iowa City Landfill Compost Facility Improvements and Expansion Project. This project generally includes a new detention basin and storm sewer system, revisions to the roadways providing access to the site, and pavement across the compost facility. The estimated construction cost is \$3,800,000 and will be funded by the Landfill Fund.

8. Consent Calendar - Correspondence

- 8.a **Removal of (4) metered parking spaces on the east side of the 400 block of South Clinton Street and establishment of (4) "Veterans Affairs Clinic Parking Only" parking spaces.**

### **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. **Planning & Zoning Matters**

- 10.a **Preliminary & Final Plat - Iowa Meadows**

Resolution Approving the Preliminary and Final Plat of Iowa Meadows Subdivision, Iowa City, Iowa. (SUB25-0005)

Comment: On December 3, 2025 the Planning and Zoning Commission recommended approval of the combined preliminary and final plat of Iowa Meadows by a vote of 7-0. Approval of the combined preliminary and final plat will result in the creation of on two residential lots to accommodate two existing single-family homes and three outlots for future development. It is anticipated that the legal papers will be approved prior to the January 6 City Council meeting. No construction plans were required.

- 10.b **Rezoning - West of Ava Circle and south of Kennedy Parkway**

Ordinance rezoning approximately 13.60 acres of property from Interim Development – Research Park (ID-RP) to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres for property located at west of Ava Circle and south of Kennedy Parkway (REZ25-0014). (Second Consideration)

Comment: At its November 5 meeting, the Planning and Zoning Commission recommended approval of this rezoning. Adoption of this rezoning will allow for the development of 19 single-family dwellings. Staff is requesting expedited action.

11. **Regular Formal Agenda**

- 11.a **2026 Parking Garages Maintenance and Repair Project**

Resolution approving project manual and estimate of cost for the construction of

the 2026 Parking Garages Maintenance and Repair 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.

Comment: This agenda item begins the bidding process for the 2026 Parking Garages Maintenance and Repair Project. This annual project addresses maintenance, rehabilitation, and repairs on three of the City's six parking garage structures – Chauncey Swan, Court Street Transportation Center, and Dubuque Street.

1. Public Hearing
2. Consider a Resolution

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

Resolution approving project manual and estimate of cost for the construction of the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction 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.

Comment: This project includes the reconstruction of the Collector Well No. 1 roof to accommodate new access hatches, upgrades to existing pumping, electrical, and HVAC equipment, as well as the rehabilitation of the collector well with the construction of two new 12-inch laterals, and the connection of the new sludge lagoon effluent line. The estimated construction cost is \$3,480,000 available in the Collector Well No.1 Reconstruction Project Account #W3322.

1. Public Hearing
2. Consider a Resolution

11.c [Iowa City Fire Department Station 2 Ambulance Agreement](#)

Resolution authorizing the Mayor to sign and the City Clerk to attest to a Sharing and Indemnification Agreement with Johnson County to allow Johnson County Ambulance Service to store and operate an ambulance from Fire Station 2.

Comment: This agreement provides for a Johnson County ambulance to be located at Fire Station 2 in Iowa City.

1. Public Hearing
2. Consider a Resolution

11.d [Emergency Water Conservation Ordinance](#)

Ordinance amending Title 16, entitled "Public Works", Chapter 3, "City Utilities", Article C, "Potable Water Use and Service." (Second Consideration)

Comment: An Ordinance to allow for the implementation of water conservation measures during emergencies limiting the availability of drinking water such as equipment failures, source water contamination, prolonged loss of electrical power, or natural catastrophes. The ordinance is structured to provide a phased approach to water use curtailment to maintain public and private functions to the greatest extent possible without compromising the integrity of the drinking water

system. Staff is requesting expedited action.

11.e [Trash Removal in Downtown Alleys](#)

Ordinance amending Title 16, entitled "Public Works," Chapter 3, entitled "City Utilities," Article H, entitled "Solid Waste," Section 7, entitled "Storage of Solid Waste," to require property and business owners within the downtown area subject to the solid waste container permit system to contract with a commercial waste hauler. (Second Consideration)

Comment: The City Code provides that solid waste haulers must have a permit to place their solid waste containers (aka, dumpsters) in the alleys in central Iowa City, and currently only Republic Services of Iowa (Republic) has a permit to do so. Although most businesses and owners contract with Republic for trash removal, some do not, and the City and the Downtown District have received complaints that trash is deposited into containers paid for by others. This ordinance requires all owners and businesses to contract for the collection of trash and recycling materials and to provide to the City upon request a copy of the contract.

11.f [Downtown SSMID Renewal](#)

Ordinance amending Title 3, "Finance, Taxation and Fees" of the City Code, to re-establish the Iowa City Downtown Self-Supported Municipal Improvement District (SSMID) pursuant to the provisions of Chapter 386, Code of Iowa; and providing for the establishment of an operation fund and the levy of an annual tax in connection therewith. (Pass & Adopt)

Comment: On September 12, 2025, a petition for the re-establishment of the Iowa City Downtown Self-Supported Municipal Improvement District (SSMID) for ten (10) years was filed with the City Clerk. The petition contains signatures of at least 25% of the property owners representing at least 25% of the assessed valuation in the proposed district as required by state law. Pursuant to State Code, the Planning and Zoning Commission prepared an Evaluative Report regarding the proposed district and then at the October 20, 2025 meeting, City Council set and posted notice of a public hearing to consider an Ordinance re-establishing the Iowa City Downtown Self-Supported Municipal Improvement District for a period of ten years in accordance with Iowa Code Chapter 386.

11.g [State CDBG-CV Status of Funded Activities](#)

Resolution approving the Status of Funded Activities (SOFA) for CDBG-CV funds received by the Iowa Economic Development Authority.

Comment: The City of Iowa City received \$301,500 in CDBG-CV funds from the State of Iowa for shelter operations in response to the COVID-19 pandemic. In accordance with the State's Citizen Participation Plan, the City must hold a public meeting to discuss the Status of Funded Activities (SOFA) once 50% of funds are expended. The SOFA is attached to the resolution.

11.h [Iowa City 2026 State Legislative Priorities](#)

Resolution establishing the City of Iowa City's 2026 state legislative priorities.

Comment: Prior to the start of each State of Iowa legislative session, the City Council typically adopts state legislative priorities by formal resolution and

communicates the City's positions on those issues to our elected delegation. The City's 2026 state legislative priorities are based on issues impacting the community and City Council priorities, including those reflected in Council's 2023-2028 Strategic Plan as well as at Council's meeting on December 9, 2025.

## 12. Council Appointments

### 12.a [Climate Action Commission](#)

Climate Action Commission - One vacancy to fill an unexpired term, upon appointment - 12/31/2027 (Robert Traer resigned).

## 13. Announcement of Vacancies - Previous [Application can be found at the following: https://www.icgov.org/government/boards-commissions-and-committees/boards-commissions-and-committee-application](https://www.icgov.org/government/boards-commissions-and-committees/boards-commissions-and-committee-application)

### 13.a Announcement of Vacancies - Previous

Public Art Advisory Committee - One vacancy to fill an unexpired term, upon appointment - December 31, 2027 (Rachel Kinker resigned).

**Applications must be received by 5:00 p.m., Tuesday, January 13, 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.**

14. City Council Information

15. Report on Items from City Staff

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

16. Adjourn



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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January 6, 2026

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Martin Luther King, Jr. Day

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Attachments: [Martin Luther King, Jr. Day proclamation](#)



## City of Iowa City PROCLAMATION

**Whereas**, the Civil Rights movement of the 1960's has profoundly impacted the course of American history and continues to shape the direction and debate of our society; and

**Whereas**, one of the great leaders of that 20th century movement is Dr. Martin Luther King, Jr., whose "dream" is no less inspirational and important today than when he first expressed it over 60 years ago; and

**Whereas**, even with the gains of the Civil Rights movement over the years, there are many goals and needs that must be pursued to continue our commitment to achieve justice in our society, including a commitment to economic justice in the face of increasing disparity between rich and poor; and

**Whereas**, as we look forward to the future with optimism—inspired by Dr. King's legacy and informed by his wisdom and vision—let us rededicate ourselves to keeping his dream alive and be reminded that we are united together as one community.

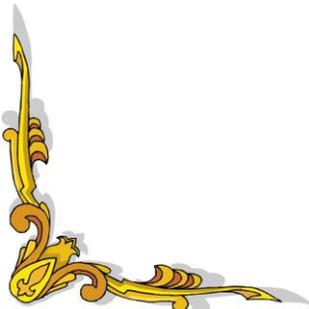
**Now, Therefore**, I, Bruce Teague, Mayor of Iowa City, do hereby proclaim Monday, January 19th, 2026 to be

### **Martin Luther King, Jr. Day**

in Iowa City as Martin Luther King, Jr. Day and encourage all of us to recommit ourselves to achieving Dr. King's dream.

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Mayor  
Signed in Iowa City, Iowa,  
this 6th day of January 2026.





# CITY OF IOWA CITY COUNCIL ACTION REPORT

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January 6, 2026

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Special Formal (4pm) Summary of Minutes: December 9

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Attachments: [Special Formal \(4pm\) Summary of Minutes: December 9](#)

Subject to change as finalized by the City Clerk. For a final official copy, contact the City Clerk's Office 356-5040.

Summary of Minutes  
December 9, 2025

Iowa City City Council special formal meeting, 4:00 p.m. held at City Hall – Emma J. Harvat Hall, 410 E. Washington Street. Mayor Teague presiding. Council members present: Alter, Bergus, Harmsen, Moe, Teague, Weilein. Staff members present: Lehmann, Goers, Grace, Caro. Unless otherwise noted, all actions were affirmative and unanimous.

Moved by Harmsen, seconded by Bergus, to executive session to discuss the purchase or sale of particular real estate where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. The minutes and the tape recording of a session closed under this paragraph (Real Estate) shall be available for public examination when the transaction discussed is completed. The Mayor declared the motion carried and adjourned into executive session 4:03 p.m.

Council returned to open session 5:09 p.m.

Moved by Alter, seconded by Weilein, to adjourn special meeting 5:11 p.m.

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Mayor

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City Clerk



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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January 6, 2026

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Work Session Minutes: December 9

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Attachments: [Work Session Minutes: December 9](#)



# CITY OF IOWA CITY MEMORANDUM

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Date: December 16, 2025

To: Mayor and City Council

From: Kellie Grace, City Clerk

Re: Council Work Session, December 9, 2025 – 5:11 p.m. (following the 4:00 p.m. Special Formal) at City Hall in Emma J Harvat Hall

Council: Alter, Bergus, Harmsen, Moe, Salih (via Zoom), Teague, Weilein

Staff: Lehmann, Goers, Grace, Caro, Nagle-Gamm, Ralston, Seydell Johnson, Havel, Sovers

USG: Martinez, Coy

(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 [November 20, November 26, December 4]**

➤ November 20 – No discussion.

➤ November 26 – No discussion.

➤ December 4

1. (IP5 – Memo from Transportation Planner and City Engineer: Bollard Protected Bike Lanes) Assistant City Manager Lehmann provided an overview of the previous presentation noting Council direction was needed on whether to proceed with a near-term pilot project for protected bike lanes using bollards.

To advance bicycle safety sooner, staff recommend piloting separated bike boulevard facilities on Dodge Street and Governor Street. Transportation Planner Ralston provided the following information:

- The proposed pilot would cost approximately \$110,000 and could be implemented in 2026.
- Dodge Street reconstruction is scheduled for 2027, allowing about one year of pilot use before bollards are temporarily removed and later reinstalled.
- Removing and reinstalling bollards is common practice and allows the city to adjust the design based on lessons learned.
- Bollards are typically a first step toward protected bike infrastructure and often lead to more permanent barriers in the future.
- Snow removal and maintenance are key operational considerations; existing equipment may be sufficient for a pilot, though additional resources could be needed long term.

- Data collection on bicycle use will be limited to point-in-time counts and anecdotal feedback, but staff believe the pilot will still yield useful insights.

Individual Council members asked questions and expressed their views.

Action: Staff will move forward with a bike bollards pilot project in 2026 on Governor and Dodge Street.

**4. Council updates on assigned boards, commissions, and committees**

No updates.

**Adjourn 5:26 p.m.**



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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January 6, 2026

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Special Formal (6pm) Summary of Minutes: December 9

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Attachments: [Special Formal \(6pm\) Summary of Minutes: December 9](#)

**Summary of Minutes  
December 9, 2025 - 6:00 PM**

**Iowa City City Council special formal meeting, held at City Hall - Emma J. Harvat Hall, 410 E. Washington St., Mayor Teague presiding. Council members present: Alter (via Zoom), Bergus, Harmsen, Moe, Salih (via Zoom), Teague, Weilein. Staff members present: Lehmann, Goers, Grace, Caro, Seydell Johnson, Nagle-Gamm, Havel, Sovers, Harland, Durst, Hightshoe, Lyon.**

**1. Call to Order**

**2. Proclamations**

**2.a International Human Rights Day**

Bijou Maliabo and Lucie Mordecai , Johnson County United Nations Association, accepting.

**3. Special Presentations**

**3.a Presentation by Quality Pre-apprenticeship Program (QPP) Graduates**

Robin Clark-Bennett, Labor Educator at the UI Labor Center and the following Quality Pre-apprenticeship Program (QPP) graduates: Justin Mwandjelulu, Herbie Whaley, Sofia Arriaza, Alexa Ramirez, and Samantha Groark, Executive Director of the Central Iowa Building & Trades Council, presented information.

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

**4.a Work Session Minutes: November 18**

**4.b Formal Summary of Minutes: November 18**

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

**5.a Climate Action Commission: October 6**

**5.b Climate Action Commission: November 10**

**5.c Historic Preservation Commission: October 9**

**5.d Housing & Community Development Commission: September 15 [See Recommendations]**

**5.e Human Rights Commission: October 28 [See Recommendation]**

**5.f Library Board of Trustees: October 23**

**5.g Parks & Recreation Commission: October 8 [See Recommendations]**

**5.h Planning & Zoning Commission: November 5 [See Recommendations]**

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

**6.a Liquor License – Ownership Change**

- 1. Class C Retail Alcohol License for La Familia Ortiz Inc. (LC006027), dba La Rumba Latino Bar, 1859 Lower Muscatine Rd.**

**6.b Liquor License – New**

- 1. Class E Retail Alcohol License for Crown Retail 2 LLC (App.0-009-275-207), dba The Crown Liquor & Smoke, 1910 Lower Muscatine Rd.**
- 2. Class E Retail Alcohol License for NG Stores LLC (App. 0-009-423-385), dba High Mart, 923 S. Riverside Dr.**

**6.c Liquor License – Renewal**

- 1. Class E Retail Alcohol Liquor License for GM Retail, LLC (LE0003364), dba GM Mart, 2601 Hwy 6 E.**
- 2. Class C Retail Alcohol Liquor License for 1st and Main Hospitality LLC (LC0041319) (Sidewalk Cafe), dba Pullman, 17 S. Dubuque St.**
- 3. Class C Retail Alcohol Liquor License for Kinseth Hospitality Company Inc. (LC0049070), dba Element by Westin, 314 S. Clinton St.**
- 4. Class C Retail Alcohol Liquor License for Iowa City Cantina LLC (LC0049193), dba Coa Cantina Iowa City, 18 1/2 S. Clinton St.**
- 5. Class C Retail Alcohol Liquor License for Los Agaves Iowa City, Inc. (LC0043885) (Outdoor Service Area), dba Los Agaves Mexican Grill, 2208 N. Dodge St.**
- 6. Outdoor Service Area for Los Agaves Iowa City, Inc. (LC0043885), dba Los Agaves Mexican Grill, 2208 N. Dodge St.**
- 7. Outdoor Service Area for Colonial Bowling, Inc. (LC0051825), dba Colonial Bowling Inc., 2253 Old Highway 218 S.**
- 8. Class C Retail Liquor License for La Familia Ortiz Inc. (LC006027), dba La Rumba Latino Bar, 1859 Lower Muscatine Rd.**

**6.d Resolution approving applications for retail tobacco, tobacco products, alternative nicotine products, vapor products, and device retailer permits, as required by Iowa Code 453A.47A and Iowa Code 453E.3. [High Mart, 923 S. Riverside Dr.] (Resolution 25-271)**

**7. Consent Calendar – Resolutions and Motions**

**7.a Motion to approve disbursements in the amount of \$20,432,627.34 for the period of October 1 through October 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.**

**7.b Motion to accept the proposed FY27 preliminary budget for the Iowa City Downtown District, as approved by the Iowa City Downtown District Advisory Board.**

**7.c Motion to accept the proposed FY27 preliminary budget for the South of 6 Business District, as approved by the South of 6 Advisory Board.**

**7.d Resolution rescinding the 2024 Personnel Policies and adopting updated Personnel Policies. (Resolution 25-279)**

**7.e Resolution authorizing the procurement of equipment to upgrade the storage area network for ITS operations. (Resolution 25-272)**

- 7.f Resolution approving a purchase agreement for a condominium unit located at 4675 Herbert Hoover Highway. (Resolution 25-273)
- 7.g Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for the Animal Care and Adoption Center Training Addition Project. (Resolution 25-274)
- 7.h Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the Terrell Mill Roller Park Project. (Resolution 25-275)

**8. Consent Calendar – Setting Public Hearings**

- 8.a Resolution setting a public hearing on January 6, 2026, on the project manual and estimate of cost for the construction of the 2026 Parking Garages Maintenance and Repair 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. (Resolution 25-276)
- 8.b Resolution setting a public hearing on January 6, 2026 on project manual and estimate of cost for the construction of the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction 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. (Resolution 25-277)
- 8.c Resolution setting a public hearing for January 6, 2026 regarding the intent to enter into a Sharing and Indemnification Agreement with Johnson County to allow Johnson County Ambulance Service to store and operate an ambulance from Fire Station 2. (Resolution 25-278)

**9. Consent Calendar – Correspondence**

- 9.a Establish a "No Parking Here to Corner" parking prohibition on the west side of Westgate Street
- 9.b Installation of a "Stop" sign on High Street at the intersection with Morningside Drive

**End of Consent Calendar**

Councilor Weilein asked for item 7.d to be removed for separate consideration.

**Motion to approve consent calendar, items 4-9 removing 7.d for separate consideration.** Moved by Shawn Harmsen, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

Individual Council members expressed their views for item 7.d.

**Motion to approve consent calendar Item 7.d.** Moved by Oliver Weilein, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

10. **Community Comment [items not on the agenda (until 7 PM)]** No one appeared.

11. **Planning & Zoning Matters**

11.a **Ordinance rezoning approximately 13.60 acres of property from Interim Development – Research Park (ID-RP) to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres for property located at west of Ava Circle and south of Kennedy Parkway (REZ25-0014).**

Development Services Coordinator Sitzman presented a PowerPoint. The following individual appeared: Gina Landau, Navigate Homes. Individual Council members expressed their views.

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

12. **Regular Formal Agenda**

12.a **Resolution authorizing the acquisition of property interests necessary for construction of the Taft Avenue Reconstruction Project.**

Jon Resler, Assigned Engineer from Foth Infrastructure and Environment, LLC, presented a PowerPoint. Individual Council members asked questions. Assistant City Engineer Sovers provided additional information.

Motion to approve resolution 25-280. Moved by Joshua Moe, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

12.b **Ordinance amending Title 16, entitled “Public Works”, Chapter 3, “City Utilities”, Article C, “Potable Water Use and Service.” (First Consideration)** Water Superintendent Durst presented information. Individual Council members asked questions and expressed their views.

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

12.c **Ordinance amending Title 16, entitled “Public Works,” Chapter 3, entitled “City Utilities,” Article H, entitled “Solid Waste,” Section 7, entitled "Storage of Solid Waste," to require property and business owners within the downtown area subject to the solid waste container permit system to contract with a commercial waste hauler. (First Consideration)**

City Attorney Goers presented information. Individual Council members asked questions. The following individual appeared: Betsy Potter, Executive Director of the Iowa City Downtown District.

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

**12.d Ordinance amending Title 3, "Finance, Taxation and Fees" of the City Code, to re-establish the Iowa City Downtown Self-Supported Municipal Improvement District (SSMID) pursuant to the provisions of Chapter 386, Code of Iowa; and providing for the establishment of an operation fund and the levy of an annual tax in connection therewith. (Second Consideration)**

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

**12.e Resolution establishing the design concept as necessary to begin engineering design documents for the Burlington Street Bridge Replacement Project.**

Senior Engineer Harland provided information. Mike Kurek, Senior Project Manager at HDR Consultants, presented a PowerPoint. Individual Council members asked questions and expressed their views. The following individual appeared: Nick Pfeiffer, Vice President of Public Affairs for Think Iowa City.

Motion to approve resolution 25-281. Moved by Mazahir Salih, seconded by Laura Bergus. **Motion Passed. (7 Ayes)**

**12.f Resolution establishing the City of Iowa City's 2026 state legislative priorities.**

Assistant City Manager Lehmann presented information. Individual Council members asked questions and expressed their views. City Attorney Goers provided additional information.

Motion to approve resolution. Moved by Joshua Moe, seconded by Oliver Weilein. **Motion Failed. (0 Ayes)**

**13. Council Appointments**

**13.a Board of Adjustment - One vacancy to fill a five-year term, January 1, 2026 – December 31, 2030 (Term expires for Nancy Carlson on 12/31/2025).**

Motion to appoint Deborah Vandergaast. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

**13.b Planning & Zoning Commission - One vacancy to fill an unexpired term, upon appointment - June 30, 2026 (Scott Quellhorst resigned).**

Motion to appoint Colette Atkins. Moved by Megan Alter, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

**14. Announcement of Vacancies - New (The Boards, Commissions and Committee Application can be found at the following: <https://www.icgov.org/bccapp>)**

**14.a Public Art Advisory Committee - One vacancy for an At-Large representative to fill an unexpired term, upon appointment - December 31, 2027 (Rachel Kinker resigned). Correspondence included in Council Packet.**

**Applications must be received by 5:00 p.m., Tuesday, January 13, 2026.**

Motion to accept correspondence from Rachel Kinker. Moved by Oliver Weilein, seconded by Shawn Harmsen. **Motion Passed. (7 Ayes)**

**15. Announcement of Vacancies - Previous (The Boards, Commissions and Committee Application can be found at the following: <https://www.icgov.org/bccapp>)**

**15.a Climate Action Commission - One vacancy to fill an unexpired term, upon appointment - December 31, 2027 (Robert Traer resigned).**

**Applications must be received by 5:00 p.m., Tuesday, December 30, 2025.**

**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.**

**16. City Council Information**

Assistant City Manager Lehmann provided information.

**17. Report on Items from City Staff**

**18. Adjourn**

**Motion to adjourn 8:16 pm.** Moved by Oliver Weilein, seconded by Laura Bergus.  
**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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January 6, 2026

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Airport Commission: October 9

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Attachments: [Airport Commission: October 9](#)

**MINUTES  
IOWA CITY AIRPORT COMMISSION  
October 9, 2025 – 6:00 P.M.  
AIRPORT TERMINAL BUILDING**

**FINAL**

Members Present: Judy Pfohl, Chris Lawrence, Warren Bishop, Ryan Story (via zoom)

Members Absent: Hellecktra Orozco

Staff Present: Michael Tharp, Jennifer Schwickerath

Others Present: Adam Thompson, Matt Wolford

RECOMMENDATIONS TO COUNCIL:

None

DETERMINE QUORUM

A quorum was determined at 6:02 pm and Bishop called the meeting to order.

Bishop nominated Lawrence to serve as Acting Chair, seconded by Lawrence. Motion carried 4-0 (Orozco absent)

APPROVAL OF MINUTES

Pfohl stated she reviewed the minutes and had no edits. Bishop moved to accept the minutes, seconded by Pfohl. Motion carried (4-0 Orozco 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 there were some pavement repairs that needed to be done in the new section, and that the contractor was going to be out next week to perform that work.
2. Runway 7/25 & 12/30 Pavement Maintenance – Tharp stated they were still waiting for the FAA Go-letter but that they do have the agreement with McClure ready to go. Tharp stated that FAA has reviewed the contract and had so comments. Lawrence asked if they would get the letter with the government shut down. Tharp stated that FAA was working, and they were sending out these letters to airports. Tharp noted that the agenda item was incorrect and that the contract was for just the design and bid services and a contract for the construction related services would come later.



artwork that use solar energy to create. Tharp noted he made a piece of cyanotype art during the event.

c. FBO / Flight Training Reports

i. Jet Air – Wolford stated traffic has been up. Pfohl asked about having the concrete monument sign pressure washed. Wolford noted they've reached out to Parks to get options and recommendations for the sign. Wolford also stated they needed to get more mulch for the viewing area equipment.

1. Hangar Door Replacement – Tharp noted that this agreement called for Jet Air to replace the door on Hangar M and the extension of the ground lease on Hangar N as a trade for the value. Wolford noted they had chose to go with the door by Kinze Manufacturing.

a. Consider a resolution setting a public hearing for an agreement to replace the Hangar M Door and Extend Hangar N Ground Lease. **Bishop moved resolution #A25-17, seconded by Lawrence. Motion carried (4-0 Orozco Absent)**

d. Commission Members' Reports – none

e. Staff Report – none

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SET NEXT REGULAR MEETING – Set the next meeting for November 13, 2025. Lawrence stated he would be unavailable for the November meeting

ADJOURN – Lawrence moved to adjourn the meeting at 6:34pm. Seconded by Bishop. Motion carried (4-0 Orozco Absent)



CHAIRPERSON

11 DEC 2025

DATE

Airport Commission  
 ATTENDANCE RECORD

2024-2025

NAME	TERM EXP.	10/16/24	11/14/24	12/12/24	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
Warren Bishop	06/30/26	X	X	X	X	X	X	X	O/E	X/E	X	X	X	X
Christopher Lawrence	06/30/29	O/E	X	X	X	O/E	X	X	X	X	X	X	X	X
Hellecktra Orozco	06/30/28	O/E	X	X	O/E	O/E	X	O/E	X	X	X/E	X	X	O/E
Judy Pfohl	06/30/26	X	X	X	O/E	X	X	X	X	X	X	X	X	X
Ryan Story	06/30/27	X	X	X	X	X	X	X	X	X	X	O/E	O/E	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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January 6, 2026

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Airport Commission: November 13

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Attachments: [Airport Commission: November 13](#)

**MINUTES  
IOWA CITY AIRPORT COMMISSION  
November 13, 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 didn't have any edits for the minutes. Pfohl moved to accept the minutes, seconded by Bishop. Motion carried (4-0 Lawrence Absent)

PUBLIC COMMENT - None

ITEMS FOR DISCUSSION / ACTION

a. Airport Construction Projects:

i. FAA grant projects –

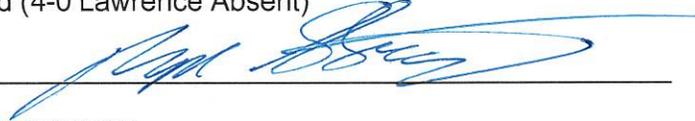
1. Runway 12/30 Displaced Threshold – Tharp stated that had received word from the lighting manufacturer that they were expecting recertification of lighting products soon and that they were at the top of the list for replacements when they did so hopefully in the next few weeks, they'd have replacements and could close out the project.
2. Runway 7/25 & 12/30 Pavement Maintenance – Tharp stated the did receive the go letter from FAA and Story had signed the Task Order for the design and bid work. Tharp stated that McClure already had a good jump on the plans, and they were expecting 90% completed plans by the end of the year. Thompson corrected Tharp to say they were hoping to have 90% plans by Thanksgiving.
3. FAA FY27 AIP Pre-Application – Tharp stated that it was time to submit the draft application to the FAA for the next fiscal year. Tharp stated that application reflected the hangar project which was using the remainder of the IJJA funds and then had a gap to reflect the

time they had to wait for airside projects. The project after that would be the apron expansion. Tharp noted that they were only locked out of discretionary funding for a 3-year period and their entitlement dollars with still build up. Tharp stated the application also had the projects anticipating state applications on the list. Members agreed to submit the pre-application by consensus.

- ii. Iowa DOT grant projects
    1. T-hangar Building – Tharp stated that he and Thompson had been discussing the extent of the project.
    2. Wildlife Mitigation Study – Tharp stated that the USDA officials were still collecting data, but he hadn't spoken to them in a while to know what else they've seen.
- b. Airport "Operations"
- i. Budget – Story stated they had their meeting with the City Manager's office for the budget submittal. Tharp stated they didn't get any comments and saw that the local option sales tax passage would help alleviate some city funding pressure. Orozco asked if the Airport had to pay anything for the mural. Tharp stated that the Commission had made a decision to contribute around \$2500 to the project but they did not have to make up any shortfall. Tharp stated that they still had about \$1200 in the donation fund.
  - ii. Management – Tharp noted that he had sent out messages regarding the old jet and that he did get a message back from one of the groups that was decidedly against the airplane being removed. Tharp stated he was trying to organize further meetings with the group.
  - iii. Events – Tharp stated that the Summer of the Arts group had reached out with 4 movie dates. Tharp stated that Wolford was hosting the Community Leadership Program. Tharp stated that they Greater Iowa City group does a leadership education program where they do a community education program, and they have hosted the economic development day for the last 2 or 3 years.
- c. FBO / Flight Training Reports
- i. Jet Air – Wolford stated they were really busy. Wolford noted that the hangar project was completed and that helped the area as they were beginning the door replacement.
    1. Hangar Door Replacement
      - a. **Public Hearing – Hangar M Door Replacement and Extension of Hangar N Ground Lease Agreement –**
        - i. **OPEN Story opened the public hearing at 6:12pm**  
Tharp stated that as a reminder Jet Air had agreed to replace the Hangar M door which was a cable based bifold door to a hydraulic door.
        - ii. **CLOSE Story closed the public hearing at 6:13pm**
      - b. Consider a resolution #A25-18 approving an agreement to replace the Hangar M Door and Extend Hangar N Ground Lease. **Pfohl moved resolution #A25-18, seconded by Bishop. Motion carried (4-0 Lawrence Absent)**
- d. Commission Members' Reports – none
- e. Staff Report – Tharp stated that he was thankful for everyone being supporting of him as he handled family medical issues.

SET NEXT REGULAR MEETING – Set the next meeting for December 11, 2025.

ADJOURN – Story moved to adjourn the meeting at 6:15pm. Seconded by Bishop. Motion carried (4-0 Lawrence Absent)



CHAIRPERSON



DATE

Airport Commission  
 ATTENDANCE RECORD  
 2024-2025

NAME	TERM EXP.	11/14/24	12/12/24	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
Warren Bishop	06/30/26	X	X	X	X	X	X	O/E	X/E	X	X	X	X	X
Christopher Lawrence	06/30/29	X	X	X	O/E	X	X	X	X	X	X	X	X	O/E
Hellecktra Orozco	06/30/28	X	X	O/E	O/E	X	O/E	X	X	X/E	X	X	O/E	X
Judy Pfohl	06/30/26	X	X	O/E	X	X	X	X	X	X	X	X	X	X
Ryan Story	06/30/27	X	X	X	X	X	X	X	X	X	O/E	O/E	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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January 6, 2026

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Board of Adjustment: October 8

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Attachments: [Board of Adjustment: October 8](#)

**MINUTES  
BOARD OF ADJUSTMENT  
FORMAL MEETING  
EMMA HARVAT HALL  
OCTOBER 8, 2025 – 5:15 PM**

**FINAL**

MEMBERS PRESENT: Larry Baker, Nancy Carlson, Mark Russo, Paula Swygard, Julie Tallman

MEMBERS ABSENT:

STAFF PRESENT: Sue Dulek, Anne Russett, Danielle Sitzman

OTHERS PRESENT: Thomas McInerney, Dennis Cronk, Simran Singh, Paxton Williams, Michael Oliveira, James Kincade, Brad Temple, Karl Sigwarsh, Jared Carroll

**CALL TO ORDER:**

The meeting was called to order at 5:15 PM.

**ROLL CALL:**

A brief opening statement was read by Baker outlining the role and purpose of the Board and the procedures that would be followed in the meeting.

**SPECIAL EXCEPTION ITEM EXC25-0006:**

An application requesting a special exception to allow a drive-through in a Community Commercial (CC-2) zone for the property located at 1910 Lower Muscatine Rd.

Baker opened the public hearing.

Russett began the staff report showing an aerial of the property which is located at the corner of Mall Drive and Lower Muscatine Road, the property is zoned CC-2 and the surrounding properties are also zoned CC-2, with the exception of the properties across Mall Drive which are zoned light industrial. In terms of background, this is a request to allow a drive-through facility associated with an alcohol and tobacco sales oriented use. The site has had a drive-through for several years when in 2001 the BOA granted an expansion of a drive-through for a bank which previously occupied the site. Then a couple of years ago, the BOA approved a similar application requesting a special exception for a drive-through facility however that application expired because a building permit was never issued for the project. Therefore, this proposal is coming back to the Board tonight for approval of a special exception.

Russett stated the site currently has an existing 1800 square foot building and the owners were recently approved for an expansion of that building of a little over 1000 square feet. She shared some photographs of the subject property that showed they're currently working on that addition, she also shared the site plan that was submitted with the application. With regards to the site plan they are proposing a pickup window at the far end of the building, closer to Mall Drive but they are not proposing any type of order board or kiosk. The applicant has stated that

these will be online orders that people will order and pay for in advance and then come to the pickup window to pick up their purchase. Identification will be required at the time of pickup. On the site plan they're showing do not enter pavement signage at the far end and an exit only sign. They're showing several stacking spaces. The access to the drive-through use is through a private street, and then they'd exit off of Mall Drive. They're also showing screening between the northern property and the proposed drive-through.

The role of the Board tonight is to approve, approve with conditions or deny the application based on the specific standards and general standards that apply to this request. First are specific standards with regards to access and circulation. The first standard is that wherever possible and practical, drive-through lanes shall be accessed from secondary streets. In this case, the proposed drive-through will be accessible through the shared access drive on the south side of the property, it will not be directly off of Lower Muscatine Road, which is a primary street.

The second criteria is to provide for safe pedestrian movement and the number and width of curb cuts serving the use should be limited. With this application Russett explained they are not requesting any additional curb cuts.

The third criteria is that adequate number of stacking spaces must be provided and for this particular use the minimum is four. The proposed site plan shows one drive-through lane with one pickup window. Russett noted the lane has existed since it was formerly a bank use. The site plan also shows six stacking spaces in the drive-through lane meeting the minimum requirements.

Fourth, sufficient on site signage and pavement markings shall be provided to indicate direction of vehicular travel, pedestrian crossings, stop signs, etc. The site plan indicates directional pavement markings in the drive-through lane, a pavement marking is also shown at the exit of the drive-through that reads, do not enter, there's also an exit only sign at the exit of the drive-through facility, and the site plan shows pedestrian paths between the existing building and the public sidewalk.

Next is location standards and the first criteria is that the drive-through lanes and service windows must be located on a non-street facing facade. Russett explained with this proposal the drive-through lane is located at the rear of the building and does not face a street.

The second criteria is that the drive-through lanes must be set back at least 10' and the proposed drive-through lane is shown that it's set back 10' from the adjacent lot and it's also screened to the S2 screening standards.

In terms of design standards, the first criteria is to promote compatibility with surrounding development and the number of drive-through lanes should be limited to not diminish the design quality of the streetscape or the safety of the pedestrian environment. Staff finds that the site plan proposes one drive-through lane that is designated for pickup and the drive-through lane will not impact the design quality of the streetscape because it's at the rear portion of the lot and it's adequately set back and screened from Lower Muscatine Road and Mall Drive by buildings and landscaping. Additionally, pedestrian routes will be permanently demarcated where they cross internal drives in the parking area.

Second is that drive through lanes, bays and stacking spaces shall be screened from views from street and adjacent properties to the S2 standards. There are additional screening requirements if it abuts a residential zone, but this property does not, and the applicant is showing the required S2 screening.

The third criteria is that multiple windows servicing a single stacking lane should be considered to reduce the amount of idling on the site. As Russett mentioned previously, the site plan shows a single drive-through lane with one pickup window and the proposal does not include an order board or a kiosk so there's no intercom system. Also, per the applicant the drive-through will be for customers to pick up pre-ordered items that are placed on their website or a mobile app and payment would be made in advance of pickup.

Fourth, stacking spaces, driveways and drive-through windows shall be located to minimize potential for vehicular and pedestrian conflicts and shall be integrated into the surrounding landscape and streetscape design. Staff finds that the drive-through lane is accessed through the shared access side street off of Lower Muscatine Road, where there's no sidewalk, reducing vehicle and pedestrian conflicts. The drive-through facility is clearly separated from the parking area, which is at the front of the building and the drive-through is on the rear portion of the lot, and it is screened from Lower Muscatine Road by the building and landscaping which helps integrate it into the landscape and streetscape design of the neighborhood.

The fifth criteria is that lighting for the drive-through facility must comply with outdoor light standards and staff will ensure that the proposed lighting meets the City standards to prevent light trespass and glare.

Sixth, is that loudspeakers and intercom systems, if allowed, should be located and directed to minimize disturbance. As previously mentioned, there's no intercom system incorporated into this proposal.

Russett next reviewed the general standards that must be met for all special exceptions. The first criteria is that the specific proposed exception will not be detrimental to or endanger the public health, safety, comfort or general welfare. Staff finds that on site vehicular circulation and access are adequate to accommodate anticipated users and drive-through traffic and the proposed signs and pavement markings will help efficiently direct traffic. Also, properly paved and designated pedestrian walkways will also increase pedestrian awareness in the parking lot.

The second criteria is that the specific proposed exception will not be injurious to the use and enjoyment of other property in the immediate vicinity. Russett reiterated that 1910 Lower Muscatine Road is zoned CC-2 and most of the surrounding property is also zoned CC-2. The addition of the drive-through is to be used for retail sales uses that are either permitted or provisionally allowed in the zone. She did note the tobacco sales oriented use is required to meet separation distance requirements, and these distances have been met per the City Clerk's office. All exterior lights must meet zoning standards, and the proposed exception is not expected to affect the use, enjoyment or values of surrounding properties.

The third general criteria is the establishment of the drive-through will not impede the normal and orderly development and improvement of the surrounding property. Staff finds that the proposed addition of a drive-through for retail sales oriented purposes aligns with the uses of other commercial facilities within the area. All land surrounding the subject property has already

been developed and the addition of a drive-through use will not impede any potential future improvements of adjacent properties.

Fourth is adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided. Russett explained since this is an extension of an already existing building, utilities, drainage and access roads are provided. A storm sewer is located in the northwest corner of the existing parking lot and the site contains adequate space for vehicular circulation and parking to accommodate the use.

The fifth criteria is that adequate measures have been or will be taken to provide ingress and egress. Staff finds that the entrance to the drive-through lane is on a privately owned side street with sufficient stacking spaces to avoid traffic congestion, it exits the property and leads to Mall Drive and adequate signage is present directing traffic flow to and from the property with do not enter signs and the exit arrows at the entrance and the exit. Additionally, there will be no sizable traffic impact to public streets with the addition of the drive-through lane.

Sixth, except for the specific regulations and standards applicable. Russett confirmed the project will meet the requirements of the zoning code and the subject property meets the requirements of the base zone. She stated the site plan will be required prior to installation of the drive-through facility and staff recommends a condition that at the time of site plan approval, the site plan must comply with the site plan submitted with the special exception to incorporate the location of the pickup window, the pavement markings and the signage for the drive-through facility.

Lastly, seven is the proposed exception will be consistent with the Comprehensive Plan. Russett stated the IC 2030 Comprehensive Plan highlights the importance of recruiting new businesses to economically revitalize the City and provide services to its residents with the goal to increase and diversify the property tax base. In the Southeast District Plan Iowa City identifies the area's need to maintain and update existing buildings, landscaping and other site elements to create a distinct identity.

Staff recommends approval of EXC25-0006, to allow for the establishment of a drive-through facility in a Community Commercial (CC-2) zone for the property located at 1910 Lower Muscatine Rd. subject to the following condition:

1. At the time of site plan approval, substantial compliance with the site plan submitted with the special exception to ensure the location of the pick-up window, pavement markings, and additional signage for the drive-through facility.

Carlson asked if the tobacco sales oriented use is required to meet separation distance requirements and if so what those are. Russett confirmed due to a recent change to the zoning code, probably within the past year, in order to get a tobacco license to sell tobacco products a business needs to be 500' from another tobacco sales oriented retail use and schools.

Thomas McInerney (Thomas McInerney Architects) stated as the lead designer he prepared the site plans, approval criteria documents and operational details for this special exception request to add a drive-through window to an existing convenience store, or soon to be convenience store and will be operated as Crown Liquor and Smoke under the alcohol sales oriented retail use classification. He noted this property has a long history of serving the community, it was originally developed in the early 1960s as Hawkeye State Bank, with a multi-lane drive-through

added around 1971 so for over 50 years this layout has safely accommodated vehicle access without significant issues. The proposal repurposes this existing infrastructure by adding a 1075 square foot building addition over the area where the old bank had a couple of drive-through lanes, which allows them to reduce the drive-through to a single lane while minimizing paving and stacking space and enhancing landscaping and screening. McInerney explained the drive-through will function exclusively as a pickup window for pre-placed online orders via a mobile app or website, no menu boards or speakers will be on site. Customers will confirm their orders at the window with staff performing in-person ID verification for any age restricted items, ensuring compliance with state and local regulations. If someone does not order ahead and tries to order through the window they'll be asked to drive around and park in the lot and go inside and order. In addressing the specific approval criteria, McInerney stated their design prioritizes safe access and circulation with entry from the alley only and use of the existing curb cuts. There is 120' of stacking space to prevent backups and clear pavement markings like directional arrows and for crosswalks. The location is on the non-street facing facade with a 10' setback, and it's S2 standard screening using native plants to minimize visual impacts. For compatibility, they've limited access to just one window and one lane with recessed lighting coming from the soffit above to avoid glare and no intercom systems. McInerney stated this aligns with the site's legacy and surrounding commercial character. Regarding the general approval criteria, he noted this project will not endanger public health or safety, there are no new utilities or drainage changes required, it won't impair neighboring property values or enjoyment due to the rear placement of the drive-through window and added landscaping will preserve the area's walkable vibe. Instead, they believe this supports orderly development in the Sycamore Mall/First Avenue commercial corridor and it's consistent with the Iowa City's 2030 Comprehensive Plan goals for updating existing buildings and improving the Southeast District through efficient infill and sustainability measures. Beyond compliance, this drive-through brings real benefits to the Iowa City community, it enhances convenience for residents, especially those with mobility challenges, busy schedules or preferences for contactless service by allowing quick pickups without entering the store. The design minimizes traffic congestion through alley access and reduced lane capacity, while added native landscaping and improves esthetics, stormwater management and environmental quality, contributing to a greener, more vibrant neighborhood. In summary, McInerney stated this special exception honors the site's history while meeting all the criteria with a low impact, community focused approach. He respectfully requests the Board's approval.

Tallman noted when looking at this plan there's a space at the northwest corner that's curbed and there are call outs for curbing, so is that a loading area. McInerney stated they are not cutting out a curb, they are building it, they needed to put the curbs in there because they didn't have curbs before. Tallman asked if that'll just become one of the new parking spaces along the west side. McInerney stated they originally had the parking along the west and people would have to walk through the drive-through lane so they just flipped it over as they don't need that many parking spaces and can accommodate the parking needs with just lining them up along the other side of the parking lot.

Tallman stated there are notes on the plan referencing removing existing pavement markings and pavement columns. McInerney stated originally, there was a mini foyer in front that was built in 2011 that had two columns, and they are removing that and making it flat so it doesn't become a tripping hazard.

Carlson asked if they are planning on most of their business being drive-through. McInerney

stated it's a convenience and a trend that's happening throughout the drive-through business, ordering ahead and just driving up and picking up the orders. He has another client in Coralville that would rather not have an ordering board because it takes extra staff, this way all a customer has to do is show up and they are given their order and they already paid. That's the convenience of having these online apps now, people just want to zoom and go with their orders ready for them.

Carlson asked how much foot traffic do they think they will have and people actually coming in the store. McInerney stated because the business is located along Lower Muscatine Road most people will likely drive to this location however there will be some foot traffic, but not like downtown.

Dennis Cronk (50 Rita Lyn Court) is one of the owners of the adjacent property at 1580 Mall Drive and one of six partners. He's worked in this building for 25 years and has been asked to present their concerns about the drive-through. First of all, he stated they're very pleased that after staring at this eyesore for several years, that finally something is being done here, but do have some concerns about some information in the application and in the staff report. First thing is it states the intent of the ordinance is to provide full use and enjoyment of the property in a manner that does not intrude upon the adjacent property. Cronk noted they regularly have cars driving through their parking lot to get through the dry cleaners, which is immediately to the south, and there's absolutely no question the drive-through here at this building is going to lead to additional traffic through their parking lot, which will impact the safety of their staff and their clients coming through the property. Therefore, he would disagree that it doesn't impact their enjoyment of their property or the safety of their clientele. Cronk also noted there's a comment about including street capacity in the evaluation. This property is going to be accessed from a private alley, which is not really designed to accommodate significant traffic. He requested information about how many vehicles they anticipate utilizing this drive-through and that information is not available according to staff. Therefore, it's impossible to understand how much this will impact, or how adequate the access is to this property, and how can they know if the access from the private alley is adequate when they don't know how many cars there's going to be. Cronk also stated the findings indicate the site plan for the proposed drive-through is setback 10' feet from his property line and there's certainly room for a 10' drive that can be set back from their property line but the current drive that exists is about 17' wide and it's 3' from their property line. When he inquired about whether the applicants would be required to remove a portion of that 17' wide drive he was told they would not so therefore the drive is not set back 10' from their property line, it's about 3' from their property line, which can clearly be seen in the photos shown, it's clearly not a 17' distance between his property line and the paved drive that goes by the building. With regards to the screening, the ordinance states drive-through lanes, bays and stacking spaces, will be screened from views from the street and adjacent properties. Cronk noted again looking at the site plan, the stacking extends two vehicles beyond where the screening is proposed so clearly that screening is not complying with screening all the stacking spaces on the property. Cronk urges the Board to not to consider in their decision the claim that all orders will be pre-ordered. While he hopes this is accurate, because he was pleased to read that they won't be pulling up to the window and ordering, but when he asked staff they told him that was absolutely unenforceable, so people could pull up to the window and order which would lead to longer wait times and potentially greater stacking. If there's not some enforcement mechanism where they are absolutely not permitted to sell items at the window he would encourage the Board not to consider that in their evaluation of this application. The findings indicate the drive-through is accessed through a shared access side street off a Lower

Muscatine Road where there is no sidewalk and that's absolutely true, there is no sidewalk, but there is definitely pedestrian traffic in that area so he disagrees that there's not a compatibility issue with pedestrian traffic and vehicular traffic in this area. The findings also indicate that the facility is clearly separated from parking areas but Cronk parks his vehicle right next to where that drive-through is every single day, so it's separated from the parking on their site because it's on the other side of the building but his building is 5' or 7' from where this drive-through is, so it's not clearly separated from parking in the area. Cronk reiterated the public health and safety concerns for their staff and clients, it is an issue and he disagrees that the access and circulation is going to be adequate when they don't know how many vehicles are coming through here so the proposed exception will affect the use and enjoyment of their property. The last thing Cronk wanted to state was if the Board does approve this special exception, he would request that there be some requirements for the property owner to do something to install signage, or something to discourage traffic coming through their property because that's what's going to happen when or if this is approved.

Baker asked Cronk to identify his business. Cronk stated there are three offices in his building, he is the owner of Cook Appraisal, which has offices in the basement, and there are two Ameriprise Financial offices on the upper level of the building. Cronk stated he is not here acting as an appraiser, he is here acting as a property owner, but there's several comments have been made that this won't affect the value of surrounding properties and he can say pretty definitively there's nobody on staff that is qualified to make a determination about whether or not this will impact property values. Cronk is an expert in property valuation and nobody at the City has those credentials, so he doesn't appreciate that those comments are included in in the findings.

Carlson asked what the hours of business for the businesses in Cronk's building are. Cronk stated they don't have set hours but there's usually somebody in the building from 7am until 6pm daily and frequently on the weekend.

Carlson asked if there are clients that come into the building. Cronk replied certainly, his business has very few clients that come to the building and the two Ameriprise offices, which is somewhere between 10 and 15 financial advisors, regularly have clients coming to the building for meetings. Carlson asked how the clients gain access to parking, do they come off of Mall Drive or from where. Cronk explained primarily they come off of Mall Drive and most of the staff is parking at the back of the building. He noted there's really a one way drive on the west side of the building and they have angled parking that's right up against this proposed drive-through. From Mall Drive it's really a one way back to the private alley at the back of the building. Carlson asked where the clients would park, would they enter on Mall Drive and then exit through the private alley behind the building. Cronk stated there's a parking lot in front of the building so clients would come and park in front of the building. They can exit either through Mall Drive or through the private alley. He parks at the back of the building and generally enters on Mall Drive, parks at the back of the building and exit through the alley.

Tallman noted when looking at the site plan she can see where the trees are planted on Cronk's property so is that a grassed area and he parks up right next to the drive-through lane. Cronk showed on the aerial photograph where the angled parking is further and where he parks at the southwest corner of the lot, which is about 3' from that paved driveway.

Baker asked how long Cronk's business has been in that location. Cronk replied about 25 years. Baker noted Cronk was there when the bank was operating so was there a problem with

the drive-through at that time with the bank. Cronk stated there has always been traffic through his lot and it's been six or seven years since the bank has been operating. He noted they've never had an accident, thankfully, but there always has been traffic through his lot, more from the dry cleaners. Cronk also noted his office is in the basement so he doesn't have windows looking out but can say his partners, who are all on the on main floor, are concerned about additional traffic coming through the lot.

Baker stated he is trying to visualize how people would be going through Cronk's property to access the liquor store drive-through lane instead of just going directly into the liquor store lane. Cronk replied he can't explain why vehicles do what they do but a lot of cars go through his lot to get to the drycleaners so there's no reason to think the convenience store would not as well.

McInerney came forward to respond and stated the concerns are interesting because the building's been there for 50 years in the same configuration. Cronk's building was built 25 years after that drive-through was put in originally. His concern is that it seems that their properties were approved for their parking lot and that's what they have, it is a legacy property and it's not being modified in any real significant fashion. McInerney also pointed out it seems unreasonable to blame the drycleaner's traffic on the applications property. Additionally, Cronk is not taking into consideration that the property owner for this business, the applicant's business, owns half that drive there, so that's their property and they're using their property to access. McInerney noted the drycleaner's property is landlocked, it doesn't even have a drive that's off of a public way, it just seems that this is an oddity of a property in general. But again, to remind everybody, traffic can be accommodated here with more than enough possibilities of getting here in one direction.

Baker asked about the issue of the drive-through setback. McInerney stated the setback is 20' from the property line to the face of building which leaves 10' for the drive-through and another 10' for the buffer. Baker asked if the drive-through needs to be 17' wide. Baker stated a drive-through is 10' per Iowa City standards. Baker asked about the 10' difference between Cronk's property line and the drive-through, what is in that space right now. McInerney stated there's a curb beginning at approximately 3' and there's 7' of existing curb and stormwater management. He noted that's actually the benefit of having that extra amount of concrete as it allows people to go around if there's someone in front, it's an asset and there is plenty of clearance to accommodate a drive-through plus 10' of setback

Baker noted the 20' setback is from the face of the building to the property line but cars could come as close as 3' to the adjacent property. McInerney stated it's been that way for many decades.

Tallman noted in the area where their plantings are shown she assumes they'll have to break out a certain amount of pavement to create a planting area. Russett stated there isn't anything in the code that required more than 3' for the screening. Tallman stated the minimum buffer isn't required to necessarily be green space. Russett confirmed the setback is 20' but that doesn't mean it has to be grass. Tallman noted however the buffer between the driveway and the adjacent property. Russett stated that has to be screened so it could not be paved. She explained there's the actual portion of the drive-through lane, the 10' lane, and then there's some additional area that's paved and will remain paved, and then there's the S2 screening.

Baker noted one of the things that Mr. Cronk mentioned was a sense of inadequate screening.

Russett stated staff will look at that through the site plan process, the approval of the drive-through doesn't approve the site plan, so if there is additional plantings required, staff will review that at the site plan stage.

Carlson asked what the hours are going to be of new convenience store on this lot because if it's open later and not earlier it might not have as much of an effect on the other neighbors but depend on their hours of operation and the hours that the other businesses are in operation. Russett explained that was not a consideration in the review but if there's overlapping hours or not overlapping hours, staff's findings are the same.

Simran Singh is a partner of this property and stated the hours are going to be 8am to 12 midnight.

Baker closed the public hearing.

**Tallman moved to recommend approval of EXC25-0006, to allow for the establishment of a drive-through facility in a Community Commercial (CC-2) zone for the property located at 1910 Lower Muscatine Rd. subject to the following condition:**

- 1. At the time of site plan approval, substantial compliance with the site plan submitted with the special exception to ensure the location of the pick-up window, pavement markings, and additional signage for the drive-through facility.**

**Swygard seconded the motion.**

Tallman stated she is a little concerned about the screening along the east side and the viability of such a narrow space and really getting plants to thrive in there. If the applicant already has to remove pavement to create a 3' wide planting area then why not remove up to 10' to create a landscaped buffer.

Baker noted the issues is that 17' would still allow room to pass. Tallman stated if someone was to pass wouldn't that be part of the drive then and then the drive wouldn't be separated 10' from the adjacent property. A passing lane is part of the driveway. Baker stated if they only allow 10' of a lane they are not allowing the ability to pass and somebody might want to go around somebody who's in line.

Russo wondered if this were a different business, would the issues that the gentleman in the back presented be any different. Baker stated any business using a drive-through here is going to have the same issues, it's not this particular type of business.

Tallman added given the nature of the business, with the ordering ahead and just stopping by and giving a number, as opposed to a fast food with the menu board and all that stuff, it seems this is more efficient and would move traffic more efficiently for those using that pickup option.

Baker agrees but has an issue before of whether or not to require more screening area. Swygard asked about screening, is it strictly about width or a difference from S2 to S3. Tallman stated she is talking about width and not about any difference to the level of the vegetation, she thinks that the neighbor brings up a good point about separation and it looks like it might be possible to increase that buffer as a visual means of separating the drive-through from adjacent properties.

Swygard thinks if it can be done without restricting the movement of vehicles that need to get out of the stacking lane and move on that would be okay with her, but she would not like to see the ability to get out of stacking lane and leave off the table.

Baker noted the applicant has talked about the change in the operation being a much quicker pickup than so the likelihood of a stack up of cars is diminished by this new procedure.

Swygard stated the last time that this came through the Board the pickup window on the previous rendition was further back and the concern was stacking up into the shared alley space. This rendition has increased the stacking space with the movement of the window to the far end but there are always people who get in line to pick up their order and realize they don't have their wallet or an emergency arose and they can't wait. There are reasons why people need to get out of line and need to leave the stacking space and she wants them to be able to do that.

Carlson wondered if increasing the shrubbery between the two lots would help. Her concern is the fact that they drive through the lot of the property next door to get to the private alley to use the drive-through for this particular business. Yes, that is something that's been going on for a long time, but if there's something that would help keep that down to a minimum, like putting more screening in and help divide the two properties, maybe not as many people would think about cutting through the property.

Baker stated to focus on the choices they have in front of them, one is to require additional screening which might impede the ability of cars to move around. He acknowledged that screening is a constant problem, so they're trying to anticipate how big of a problem would it be if they reduce the width of the lane, and how often is that going to be a problem versus the constant problem of the screening issue. His inclination is to say the screening issue is a constant and the workaround issue is unpredictable and irregular. Baker questioned the consensus of the Board, should they expand the screening area, or let the current proposal stay as proposed .

Swygard asked if expanding the screening area reduces the ability to get out of the stacking lane is that going to be a major issue to offset what is recognized as a legitimate concern about screening. Swygard stated she can't support that, people have to be able to get out of line safely if they need to.

Tallman moved to amend the motion to include a condition for a landscaped 10' buffer in accordance with the S2 standards.

No one seconded, motion dies for lack of a second.

**Carlson moved to amend the motion to recommend approval of EXC25-0006, to allow for the establishment of a drive-through facility in a Community Commercial (CC-2) zone for the property located at 1910 Lower Muscatine Rd. subject to the following condition:**

- 1. At the time of site plan approval, substantial compliance with the site plan submitted with the special exception to ensure the location of the pick-up window, pavement markings, and additional signage for the drive-through facility.**
- 2. The S2 screening take up to 5' of the property on the east side of the lot between the drive-through lane and the neighboring property.**

**Russo seconded the amended motion.**

**A vote was taken and the motion passed 3-2 (Baker and Swygard dissenting).**

Baker stated the motion declared approved, any person who wishes to appeal this decision to a court of record may do so within 30 days after this decision is filed with the City Clerk's Office.

**APPEAL ITEM APL25-0001:**

An appeal submitted by Prestige Properties to overturn a decision of the Building Official to approve a minor modification (MOD25-0005) to decrease the minimum required parking by 50% from 8 to 4 spaces for a proposed eating establishment for the property at 305 N. Gilbert Street.

Baker introduced the rules of this discussion, first will be an introduction by the secretary of the Board setting forth the administrative decision of appeal and appellants grounds for the appeal. Then an opportunity for the appellant to speak, an opportunity for the staff to speak, an opportunity for proponents and opponents of the appeal to speak, an opportunity for rebuttal by proponents and then by opponents. The Board will discuss the issues and evidence, state its findings and vote on a motion. Motions are always made in the affirmative.

Baker opened the public hearing.

Russett stated this is an appeal regarding a decision that the building official made for a minor modification for a reduction in parking for the property at 305 North Gilbert Street. She shared an aerial of the property, which is located at the corner of East Bloomington Street and North Gilbert Street, the property is zoned CB-2 and the surrounding properties are commercial properties. In terms of background, the building official approved a minor modification for a proposed new eating establishment in this location. Minor modifications are a mechanism by which specific regulations may be modified provided certain criteria are met and are reviewed by the building official. Minor modifications must meet several approval criteria, one, that special circumstances apply to the property; two, that the modification would not be detrimental to the public health, safety and welfare; three, that it would not exceed the minor modification standards or allow a use or activity not otherwise allowed; four, the minor modification requested is in conformity with the intent and purpose of the regulation; and five, that the requested minor modification complies with all other applicable ordinances.

Russett stated this specific request was one that was reviewed by the building official in consultation with the director of Neighborhood Development Services that allows staff to reduce the total number of parking spaces required by up to 50%. The standards that were reviewed were that there are requirements on the zoning which is allowed in certain zones, the building must be limited to 5000 square feet or less, evidence is provided that the parking proposed is sufficient, and then there's a fourth criteria related to historic properties. The zoning code allows appeals where it is alleged that there is an error in a decision made by the City Manager or designee, by any person aggrieved by such a decision, those people may appeal.

Dulek stated the appeal procedure, again, is a little different than a special exception and the important thing here is the Board's going to review everything that comes before them in this

hearing and the Board can affirm the decision, or if it finds an error was made can reverse the decision or modify the order. So the question the Board has to consider in their deliberations after they've heard everything is did the building official make an error.

Russett stated staff has received five pieces of correspondence related to this appeal. Two were provided in the agenda packet and three were provided via email and made available tonight. One letter expressed concerns with the parking reduction, the other five pieces of correspondence supported the parking reduction.

Paxton Williams (Belin McCormick Law Firm) is representing Prestige Properties in this appeal. As discussed, the applicant sought a modification for 305 North Gilbert to decrease the required minimum parking by 50% from eight spaces to four spaces. The applicant also proposes to use the existing structure at 305 North Gilbert as an eating establishment, the site plan submitted with the application shows that the building has 1250 square feet and the applicant is also proposing approximately 1600 square feet in a patio seating area. Williams stated the decision that they're appealing states the subject property provided a parking demand analysis for review, and that's one of the requirements that a parking demand analysis must be submitted, and the decision stated that this analysis was provided, and therefore the qualifying standards were met for consideration. Contrary to that statement, no parking demand analysis was considered or conducted or provided by the applicant. The appeal references a parking demand analysis from Pacheco Koch Consulting Engineers, not because of who did it, but because it explains what a parking demand analysis is, including for example a parking demand analysis is an investigation of actual and/or published parking demand characteristics for a specific site with specific land use. Williams stated they also reference this because it indicates the form of what an analysis might take. The University of Iowa study that they referenced in their appeal for Waterloo also makes clear that both a study was conducted and one that included, for example, the use of mounted cameras to get more accurate utilizations. Here there is no investigation of actual and/or published parking demand characteristics for a specific site with specific land use that was provided by the subject property. Also, to the City's statement that was provided in response to the appeal they don't say that a professional engineer cannot conduct a parking demand analysis but are saying that just because a person is a professional engineer providing their opinions, that does not mean that an actual analysis isn't necessary, which to them, seems to be the City staff's argument.

Williams stated to be clear, their appeal is based on the real harm that they believe will be seen if this modification is upheld. The issue though today is that the applicant didn't provide information required to be even considered for a minor modification, a conclusory email is not a parking demand analysis and letters of support saying they won't be affected are also not a parking demand analysis. For example, where is the basis for stating they won't be affected. Williams might quibble with the statement of a few moments ago regarding the letters that objected to this modification that were submitted, potentially there could have been one submitted after the appeal, but in the record it is clear there are at least three letters that call into question and raise issues for this minor modification. They're all in the record, but he briefly wanted mention several of them. For example, there's a letter from the owner of 302 East Bloomington, which is just 200' from the subject property and they support this appeal. They contend that the reduced parking will cause customers to overcrowd the business's onsite parking, thus forcing customers vehicles and delivery vehicles to purge onto street parking and also neighboring parking lots owned and used by the neighboring properties. This letter mentioned how they find no compelling reason to support the approval of the reduced parking

as in the end, the neighbors will feel the ongoing brunt of the parking issue in their properties due to the recent approval of the reduced parking due to the modification. In that letter they asked for a parking study at a minimum, which should be required. There's also a letter from MRE Family Care Clinic located at 404 East Bloomington and they provide several reasons for concern if the modification is upheld, as did a letter from Hawkeye Area Community Action at 300 East Bloomington, they also expressed their concern. At minimum, William's clients believe these letters should have put the City on notice that quantifiable data and unbiased support should have been sought. They believe that with respect to a number of the claims made by the applicant, that they believe that they're without basis. For example, the claim that they would use two to four parking spots during the expected peak hours from 5pm to 9pm, there's nothing to support this claim regarding both the peak hours and the fact that they would claim to use two to four parking spots during this time, there's nothing but the self-interested statement. Williams stated they also believe the same with respect to the claim that the business expects foot traffic to be the main mode of transportation, they claim that they expect 10% to drive and park, 60% to walk, bike or scooter and 15% ride share. Looking at all the numbers again, there's no basis for this, there's no support for it again, it's just a self-interested statement. The applicant indicates that insight was provided for their breakdown from two owners who they claim are operators of similar establishments just a couple blocks away at the Ped Mall but looking at a map this site is not just a couple blocks away from the Ped Mall so they believe all of this information should have put the City on notice that if nothing else a parking demand analysis should have been sought, as required.

Williams stated they believe that to agree to this minor modification is tantamount to saying anything can be a parking demand analysis, no methodology is required, no facts that can be checked are required, all that would be required is a self-serving opinion, and that can't be what the ordinance means, and it can't be what citizens expect. He noted that the City's October 3 memorandum related to this appeal makes clear that the City misunderstands the information that was provided in the appeal. Specifically, the memo states that the appellant wrongly uses the area of the patio, which is not regulated by the minimum parking requirements. The appellant did not wrongly use the area of the patio, they know how the ordinance is calculated, but they also state in the appeal that patrons who sit outside are just as likely to drive vehicles to the establishment as those sitting inside, and that the patio space undeniably generates the same parking demand as the floor area within the building, and that excluding it understates the true need for parking and circumvents the intent of Section 14-5A-4, and as such, they stated that this dining space should be included in terms of the analysis and consideration to understand what actually should be needed and should be done. Furthermore, to quote the City's October 3 memo, the City makes clear that City zoning code set minimum parking requirements and that those parking requirements are not a direct measurement of actual parking use, but rather a theoretical estimate of how much demand a typical site is expected to generate. So given that it's clear that the space that would be outside seating isn't used to calculate the minimum requirement per the terms of the ordinance does weigh into the actual amount of parking space that would be required, so that's what they reference. Williams reiterated that there needs to be a parking demand analysis even though they believe there are real issues in terms of whether or not a parking demand analysis would allow for such a modification, they believe that at this stage it's not even appropriate to grant the minor modification because of the lack of a parking demand analysis.

Baker referenced section 14-9A-1 of the definitions of parking on floor area, he want to get the appellant's interpretation of this code, to quote "However, floor area does not include the area of

porches, balconies and other appurtenance”, so is it their understanding that particular section of the ordinance which seems to say they cannot count a patio. In other words, is their understanding of the word appurtenance the same as the staffs. Williams stated he would say to that term, a porch, depends on the type of business. People might sit outside on a porch, or people might sit outside, but here the true purpose of that space is made clear, it's a patio seating area. So what they're saying is, even if the ordinance doesn't require consideration of that in terms of coming up with the minimum parking space number, it clearly goes to the intent of this because they need to know how much use is going to be. If there is a building of 1000 square feet, but with a patio of 5000 square feet to be used as a restaurant, that 5000 feet will be used for the same purpose as the indoor space and that is how the consideration and how the calculation of the minimum parking number comes into play. In that example it should be taken into consideration the fact that they are going to have five times as much space outside that is being for the same the actual square footage of the restaurant.

Baker noted however looking at that part of the code it's very clear the City doesn't count that area as part of the floor area for the applicant or for the developer so is this simply a matter of subjective interpretation because one side says this clearly says the outside area cannot be used in the calculation of the floor area, and Mr. Paxton is saying that they clearly should use this as floor area. Williams stated the language from the City in the October 3 memo states those requirements are not a direct measurement of actual parking use, but rather a theoretical estimate of how much demand a typical site is expected to generate. So in terms of an entity that might use five times as much space outside as they would use inside the building for the same purpose, and the fact that there is a difference between a porch and outdoor patio space, it should be included.

Baker stated one of the definitions of appurtenance includes, from the Cornell Law Library, the word patio as a legitimate appurtenance, so if they are going to call it a patio, it's exempt from the floor space requirement, that's what the code seems to be saying.

Swygard questioned is a patio usable in Iowa 12 months of the year. Williams acknowledged that's a great question, and would say generally probably not, but during times like the pandemic people had coverings over patios, people had warming units over patios, so it's likely not going to have the same use in December, potentially, as it might have in June or July. However, Williams noted that's a question a parking demand analysis might actually help everyone understand, that the type of use might be different certain times of the year and they need more information from the applicant related to what that use might look like throughout the year.

Russo asked has Iowa law addressed the definition of a patio compared to connected structures. Is there is any case law that has refined the definition of outdoor structures. A patio isn't really an attached structure unless they're planning on putting a roof on it that that ties into the existing roof, but it's on the same site and it's generating the same amount of business as the interior, except perhaps under weather conditions or seasonal conditions, so it seems there's got to be legal precedent for this definition somewhere. Dulek stated it's a City code and the City code is defining floor area. It's the total area of all floors of a building or a portion of a building measured to the outside surface of the exterior walls or to the center line of the walls of an attached building. Floor area includes all spaces within the building, including the spaces in the basement or cellar, if it's a principal or accessory use. However, floor area does not include the area of a porch, a balcony or other appurtenances. So the question before the Board is

whether they consider the patio an appurtenance. It's up to the Board to decide if floor area does not include porch, balcony and other appurtenance, and whether a patio is included as an appurtenance, as opposed to the earlier part of that definition, that talks about the inside of the walls.

Tallman stated a patio could have a roof, but as long as it doesn't have walls, it's still a patio, and the area is not considered.

Baker stated the code doesn't specifically use the word patio, but they can apply that to this definition, because that is their prerogative, or is there some other precedent for applying that word to it. Dulek stated that is for the Board to decide, they have to decide whether that would be in appurtenances such as a porch and a balcony. Baker noted another point in the staff report it's not referred to as a patio, it's referred to as an outdoor service area.

Carlson asked if in the appeal did they include the six page report by Pacheco Koch Consulting Engineers of Dallas, did they include the report from the students in Waterloo, was that part of the appeal document. Williams replied he did not include actual physical hard copies, but there were links to both of those, at least he had two links to the Pacheco Koch because he reference two things from that report and after he cited it he had the link to both of those and then he also included the link to the University of Iowa Waterloo study.

Swygard asked if they were able to provide to the City any links or definitions of what the city of Iowa City requires in the code for a parking analysis. Williams stated that they did not.

Baker suggested they listen to the staff report now and then Mr. Williams will be able to incorporate any further analysis into his response to the staff report.

Danielle Sitzman (acting building official for the city of Iowa City) stated she has been the building official since May 2018. The minor modification for 305 North Gilbert Street was granted to allow a 50% reduction in the minimum off street parking requirement from eight to four spaces to facilitate the adaptive reuse of a small 1250 square foot commercial building being converted from auto repair to a restaurant. As the building official she determined that that the request met the qualifying standards, the special circumstances and the approval criteria in the City code, which empowers staff to administratively grant flexibility where strict application of zoning standards would be impractical for small scale projects. Sitzman stated the applicant provided a parking demand analysis, prepared by a licensed civil engineer, demonstrating that the expected parking demand for the proposed use could be met largely onsite and supplemented by nearby public parking. Sitzman independently verified the site conditions, local parking supply and use intensity, concluding that the reduction would not result in significant spillover parking into adjacent residential areas. The modification aligns with the purpose of the City's parking regulations to ensure that most parking demand is accommodated while allowing adaptive reuse and reinvestment in older commercial properties. The decision balances the public interest in managing neighborhood parking with the City's policy objective to promote small scale, pedestrian friendly redevelopment in the downtown transition area or the Central Business service zone (CB-2). The appellant's arguments, as she understood them, centered on two main claims. First, that the qualifying standards for granting the parking reduction were not met because the parking demand analysis was inadequate, and second, that the modification was inconsistent with the intent of the City's parking regulations. Sitzman stated she believes both claims are without merit.

As to the first claim about adequacy of the parking demand analysis, the appellant asserted that the modification should not have been granted because a formal parking demand study was not provided. However, Sitzman stated the City code does not prescribe a specific form or format for such an analysis. By design the minor modification process allows administrative discretion and a level of review proportional to the minor nature of such requests, the parking demand information submitted by email was prepared by a licensed Iowa professional engineer and met the standard as it included all relevant data such as hours of operation, peak occupant load, and travel mode. Sitzman and staff independently verified the information using site visits, aerial imagery and the City's zoning code for parking. The examples provided by the appellant actually demonstrate that a variety of approaches are acceptable for evaluating parking demand. One was a brief consultant report for a much larger, 35,000 square foot Dallas shopping center along a busy arterial street. The other was a university class project based on simple car counts. These examples support rather than undermine the validity of the reliance on professional engineering input appropriate to the scale of this project.

Second, consistency with the intent of the parking regulations. Sitzman noted the appellant further claimed the modification violates the purpose of the parking requirements by encouraging parking encroachment into nearby neighborhoods. In fact, the evidence shows the opposite. The property can still accommodate at least half of its projected parking demand on site. In addition, the City provides ample on and off street public parking nearby the site. The small scale of the use, coupled with the downtown proximity and multimodal access, ensures that most of the parking demand need will be met without negative neighborhood impacts. The intent of the minimum parking standards is to ensure that most demand is accommodated while allowing flexibility for unique or small scale properties. The granted modification satisfied this intent by supporting adaptive reuse, efficient land use and reinvestment in the downtown area without compromising public parking resources or neighborhood conditions.

Swygard asked if code 14-5A-4 define the requirements for what specific data must be collected or what methodology must be used in a parking analysis. Sitzman confirmed it does not. Swygard asked does the City have a form or a template that the City provides when asking for a parking analysis. Sitzman explained when the City is asking for a parking analysis it depends on the context in which they're asking. For an administrative review, such as a minor modification, there is no template and there's no general pre-meeting to coach an applicant on how to go about that, in a much more regulated or a much more intense review, where something might be going through rezoning, going before the Planning and Zoning Commission and eventually to City Council, the transportation staff and the Metropolitan Planning Organization might meet with an applicant to go over what form of analysis they would like to see. However, even in those much more intensive reviews, what analysis gets performed is still very fluid.

Tallman noted looking at the parking requirements, and considering the area on the patio that will be seating area that will have tables and chairs and bodies on them, it states the parking requirement is one space for every 150 square feet of floor area, which is within the building or space is equal to a third of the occupant load of the seating area, whichever is less. So the definition establishes that floor area is included within the exterior walls of a building, which excludes the patio but if they took the seating area of the interior plus the exterior and calculated it at a third of that occupant load, it's still whichever is less. So even if the seating area between the patio and the building exceeded eight, it would still be eight or if it was less than eight, then

the parking requirement would have been less than eight. They use whichever number is less so it seems that the outdoor patio seating area simply is not a factor in this discussion. Sitzman stated she would agree with that analysis. The standard is definitely whichever is less.

Sitzman also referenced table 5A-2, the parking requirement, that's a minimum parking requirement based on the same kinds of analysis and some of these parking analysis also reference the standard guidebooks that engineers use when estimating demand for parking that's included into the parking minimums already, so they're already based, and they're already a proxy for those kinds of generalized studies that have been performed nationwide, and past standards and policy judgments the City has made. Parking minimums already account for those kinds of estimates and that kind of analysis. In this case, this particular applicant, looked at their site specific and land use specific needs and refined that further to prove that they didn't need to meet that eight parking stall number, that they could function at a lower rate because of their site specific and operational specific criteria.

Russo noted then in the assessment the patio area really does not play into this at all. Sitzman confirmed that staff would not interpret the parking minimum as being based on a patio area, it's based on a portion inside a building. Even if they wanted to think about the patio as a seating area, it still reverts back to whichever is less and the parking standard is based on that but staff would not have used the patio as a seating area calculation.

Russo noted for the first criteria was there issues with the site, or some peculiarities to the structure, and how did that weigh into the assessment other than it was a completely different use. Sitzman stated staff's analysis of the special circumstances that applied to this particular property was that it's of a small size and shape, it's preexisting, the lot itself is small, the building is small, it's a corner lot, it's an infill lot, it's already developed all around and it certainly is not a modern size commercial lot. It's also in close proximity to downtown, which is a special circumstance for itself, and all of the site is already developed. This applicant's not proposing to change the building, they're not proposing much of a change to the parking lot, other than to close one of those driveways, so those are the special circumstances that warranted the site being eligible for a minor modification which can be found on page 34 of the agenda packet.

Baker noted according to the code, the building itself, the current building, would require eight parking spaces. Sitzman confirmed that was correct. Baker stated then if there was no patio involved in this would they have the ability to provide eight spaces on that lot if it was just the building. Sitzman is not sure, the existing site is largely paved and if they changed nothing they probably could fit more cars on there than four. Baker stated if they close off that curb cut on Gilbert Street, for example, he can visualize eight parking places on that lot.

Baker asked is it the City's position that the special circumstances, the impracticality is the lot itself, is regardless of the patio. Because his concern is the use of the patio area creates the impracticality of providing eight parking spaces. Sitzman explained it's also a change in use. It's going from an auto repair use to an eating establishment and the use is what drives the parking code standards, it's not the site. The parking code anticipates parking demand based on use.

Baker asked so the use of the property as proposed as a restaurant all by itself, the 1250 square feet, would require eight parking spaces but the reason they can't provide eight parking spaces is because of some other practical impediment and when he looks at this the only practical impediment to providing the eight spaces is the patio area. Sitzman responded the

ownership might disagree and it is not her place to make the case for their business model, but part of their decision to operate the use they are proposing is that it would be impractical to expect a successful operation with that much parking and that they need to use the site in other ways, whether it's an outdoor seating area for seasonal dining or not.

Baker noted they have mentioned that they have identified a capacity of 35 to 45 which he assumes means just internal space, is what they're predicting as the capacity. Sitzman stated they indicated their maximum anticipated peak hour would be 35 to 45 customers. Baker asked if that means customers served inside the building or coming to take something away. Sitzman is unsure and that would be a question for the applicant.

Baker noted they are using the word patio here, but the staff reports description as outdoor service area is better as that's a more precise definition than patio. And, the addition of an outdoor service area which is much larger than the original building will increase capacity as the whole purpose of having the outdoor service area is to increase the usage of the building, uses of the business. Sitzman noted there are other ways to activate and use the outdoor area besides seating for patrons, it might be where they put live entertainment for a short period of time and it does not necessarily have to be seating. How they program that space would probably change over the year and that was not part of the consideration.

Baker stated setting aside the question of a patio area, he is just trying to understand the logic of reducing the parking requirement while facilitating an increase in the number of people using the business, there seems to be a logical flaw in that. Sitzman stated as far as this decision goes, it's a matter of how to prioritize the space, whether it's going to be prioritized for cars or for people. Baker stated if they prioritize it for people, they're increasing the demand for parking. Sitzman stated only if they all drive there. Baker noted that's another debatable issue. Sitzman stated the engineer provided evidence that they thought the modal split between people driving to the site and parking and people arriving at the site in other modes, was that the people that would choose to drive to the site was lower in this location than the City's basic parking minimums.

Baker stated going back to the patio service area issue, because it leads into another question which is their findings report, he had a hard time finding which particular report they were talking about, because there's a reference to an early report that was submitted, which staff says to discount, because it was not part of the decision. Sitzman explained in page 40 of the agenda packet is the information staff used, it is dated August 19. Baker noted the report then is a string of fairly short emails and for him there's some empirical facts there, but there's also more assertions than analysis in that report. Baker reiterated he is having a hard time understanding why they are increasing the capacity of the business, but reducing the supply of parking.

Sitzman explained parking is about peak hour, in the August 19 email it states their expected peak hours of operation to be between 5pm and 9pm, they also expect 35 to 45 patrons at that time during those peak hours of use. They provide the modal split of 10% arriving in a car and parking which can lead to the conclusion that 3.5 to 4.5 parking stalls is what their demand at a peak hour would need to be, the rest of the time of the day they wouldn't even need that much. She noted it's not uncommon for staff to gather data and have to kind of connect dots for applicants when these are very minor applications.

Baker asked if staff asked the applicant where employees are going to park. Sitzman replied

no, they did not ask that question.

Baker noticed that part of the code says specific regulations may be modified or waived if conditions are met, a minor modification may be approved in whole or in part, with or without conditions. Was there any discussion of conditions applied to this. Sitzman explained there is one condition on this approval and it's tied to the substantial compliance with the site plan they showed, so closing that driveway and putting the parking stalls more or less in the location that they indicated.

Baker asked if there was any discussion of perhaps reducing the size of the patio to supply additional parking. Sitzman stated staff would not have had a great basis to demand more parking of them than their parking demand analysis was saying they needed. Baker stated the parking demand is based upon the conditions that they themselves impose on the site. Sitzman reiterated their parking demand analysis was provided by a licensed engineer who has access to the traffic manuals and estimates of how much parking would be generated. Baker reiterated that is his basic assertion, this is a decision based upon an impracticality of the lot imposed by the developer, not because of the lot itself. If the developer has chosen to take out 1600 square feet of the lot for service and thus making the eight spaces normally required by the building itself impractical. Baker also noted it is easy to talk about hours of operation and stating that's what it's going to be but what if they then change it. Sitzman noted one of the things that was used was the accessibility of a municipal lot that is just to the west of Bluebird on Market Street with over 50 parking spaces operated by the City. It's currently underutilized, so that is available. Then there's also on-street metered parking nearby, and on-street non-metered parking.

Baker shared concern that the municipal parking area is irrelevant to this particular location and a lot of staff decisions have a subjective factor. He doesn't see someone saying they want to eat there but be willing to park a block away and walk back to that location. Also, there's a reference to comparable business downtown and that is geographically irrelevant. The basis of the demand is people want to go and get as close as possible to where they're going. If they are going to park in the lot next to Bluebird they are likely going to go to the Bluebird. He doesn't see those as factors justifying the reduction in parking on the lot itself here.

Sitzman stated with all due respect, that doesn't match current engineering practice. The studies of walking behavior in cities like Iowa City and across the nation clearly demonstrate that people will walk much farther and if they need to walk from a parking lot that's less than a quarter a mile away, that's definitely within a walking distance. Additionally, Iowa City is encouraging walkability in the community and she believes they do quite a bit more walking here than the national average. So with all due respect, she would push back against that assertion that is not an accurate representation of walking behavior.

Baker stated with all due respect accepted and extended as well, because he disagrees with that assessment. The assumption that a patio area is there primarily to facilitate more business, or is it just the current 35 to 45, what is the purpose of the patio that the City is approving for this business, because it's contiguous and if they put a roof over this and screens in the wintertime, it is not a patio, it is an outdoor service area also called an outdoor dining area. Can people sit on the patio and have a waiter or waitress come out and take their order on the patio.

Sitzman stated the purpose of a minor modification is to allow flexibility for adaptive reuse of

existing properties. This is an existing property. They want to convert the use from an auto centric use to a dining establishment. They've indicated that in order to be successful at that they requested the 50% reduction in parking for which they met the qualifying standards for. That was the analysis. About whether it was necessary or not for their business to be successful they had to have an outdoor service area, even though the building itself supposedly will accommodate 35 to 45, she cannot answer that. That analysis was not part of staff's decision.

Swygard noted some of these questions are best directed to the business owners, because they have to do with their analysis of how many people they need to serve at a time for it to work.

Dulek also reminded them to keep in mind what the Board's criteria are. They need to review the special circumstances, not detrimental to public health, etc. set on in 14-B1.

Baker stated they are talking about detriment to the public good. Parking is the issue here. Is a reduction in parking here going to lead to any kind of detrimental impact on the public, would eight spaces be less of a detriment than four. The Board can ask the property owner, but basically, what they're dealing with here is a question of the staff so they have to understand the process that led the staff to reach these decisions. And he wants to know what factors led in and what factors did not lead into the decision. He does not yield in his assertion that the basic problem with this decision is the fact that the problem with the property layout is a problem not unique to the property, but created by the applicant itself, leading to the requirement, and therefore he is not sure that satisfies the intent of the code.

Michael Oliveira (owner, Prestige Properties) stated they are a company that specializes in student housing and some commercial development, not only in Iowa City but in Illinois (Chicago, Evanston particularly), and in the Northern California Bay area. Their company is unique in that they own and manage all their own buildings. He lives at 331 North Gilbert Street and his company owns seven adjacent properties. The reason why he wanted to point out where he lives is because he is right down the street where the old Shelter House was. That was a property they purchased and remodeled and now own the suppliant buildings on North Gilbert Street, the doctor's office right across the street from the proposed applicant, who by the way has sent in several letters and emails against this application because of the problems with the parking that they're having in that area. And then they have a rental units next door to the subject property and 325 North Gilbert is one of their buildings to the north. Their properties go all the way past the applicant's area to where the daycare center is. There is Pagliai's, the laundry place and then there is the daycare and that's important because he is here to talk about parking in this area and he believes he is a subject matter expert for living here and dealing with the dynamics of what they are faced with in this neighborhood. Oliveira also asked the other business owners to write letters, and they did, but it was misrepresented in the packages because this last package should have included those letters to the Board.

Oliveira stated one of the things that has happened is at 5:00 on Gilbert Street parking is allowed on both sides of the street, and so what happens on Gilbert Street is it's very congested, meaning that in the mornings when the people are going to the daycare dropping off their kids and going through the alley up to Gilbert Street it causes a little bit of problems. He shared some pictures of a recent car accident that happened on October 1 at 7:20am when a car pulled out of that alley onto Gilbert Street. A young lady hit an Afro American lady who had just dropped off her child at the daycare center, smashed into that car. He stated that's the issue

they have going in the morning, and an issue at in the late afternoon, 4:30 and 5:00 when the restaurant will be open, because at 5:00 the cars start coming there and parking on both sides of the street. Oliveira asked the City some questions about the parking analysis, but one of the things they didn't do is they didn't go over there and observe what is happening in this neighborhood and one of the things that is happening when cars park on both sides of Gilbert Street it's only 18 feet of space, he took a measurement. So from 5:00 at night until 8:00 the next morning two cars can't get through Gilbert Street, they have to stop and one car goes and then the another. That's just with the traffic and the people living in the area now, let alone adding more congestion with a restaurant that doesn't have enough parking. Oliveira is all for another restaurant in the area, but he doesn't want to endanger the people that are coming out of the daycare with their kids because of the way they have the parking dynamics on both sides of the street after 5:00. Also, the daycare does go after 5:00, he knows this because some of his workers drop off their kids there. Additionally, the doctor's office across the street is worried about their open parking space and having somebody come in there and park who is not visiting the doctor's office. She services a lot of the Amish community and she does take people after 5:00 and has said parking is a problem. Oliveira stated they don't want to have the issue on the northside like what is happening down there at Big Grove. Big Grove is a disaster of parking for the businesses across the street. A parking analysis is needed to determine the impact. There are people that work at the University parking up and down Bloomington Street and these guys are 40-50 years old, they get out of their cars and they park there, get on their little scooters, and they drive to the University. The University has assured everyone that they're going to build more parking at the hospital, but he is not so sure that's going to help the impact of the neighborhood. Oliveira stated what needs to happen is the staff needs to get out at different times of the day. As a person that has a lot of consulting experience, he used to tell a lot of corporations the best thing to do when they have a project like this is to get out there and walk the neighborhood, go out the site to see what's really going on and what's going on here is a parking problem in this area. Oliveira doesn't know how it can be managed better, but there's just not enough space. Every morning the City staff from the parking department loves Gilbert Street because they go out there and issue tickets because the kids don't move their cars right away. He reiterated life safety issue is his concern for being here tonight and the issue is are they going to add another restaurant that has limited parking spaces that is going to further compromise the neighborhood. He doesn't want to be the parking police, but he has many tenants in the area that have designated parking areas that they don't want people that want to come into that restaurant and take the tenant's spots.

Oliveira also stated when he read that report, and read Brian Boelk profile, the engineer that was here, he is a sewer specialist, not a parking specialist. The staff of Iowa City blindly used their recommendation from that engineer. This is not going to say his qualifications are not there, but that's not what his qualifications are on the website of the firm that was hired to give that information to the City.

James Kincade (Axiom Consultants) is the licensed Iowa professional engineer that has been referenced several times this evening. He works for Axiom Consultants, and was hired on behalf of the owners for the minor modification application that's been talked about this evening. He noted there's been a lot of discussion and he'll try to answer some of the questions that the Board has, the engineering based questions, as well as just some brief statements regarding the application. Kincade first wanted to preface all of this with saying one of the best parts about working with Iowa City staff and the Neighborhood Development Services staff is they keep engineers very on code, they are diligent in making sure that the application is compliant and

follows to the letter of the ordinances. So as staff explained, Kincade said they did as part of the minor modification application a parking analysis report. He reiterated there is no template for this through the ordinance and due to the nuance of the minor modification application process, it finds itself in the form of an email provided by him as an answer to staff questions to help staff understand the proposed use and how that aligns with the modification that the applicants are seeking. The required stalls and the floor area conversation is all based on the requirements in the ordinance, which are, as staff alluded to, derived from empirical data that's used all across the country. Those numbers aren't pulled from feelings or anything else other than empirical data understood with the use of the building and those peak hour calculations. Kincade reiterated that the parking analysis, as provided both on the original site plan and with some additional narrative in a follow up email by him, is typical to his experience at Axiom for application of minor modifications, this is not a scenario that is atypical or different from other applications. The analysis provided through some coordination back and forth is in line with his experience with this sort of application.

To address the questions of the existing site and its possible ability to accommodate the entire eight parking stalls Kincade stated the applicant (owner) who is here, can speak more to the expected use of the patio area, but Kincade wanted to say through coordination and concepting and the idea of this adaptive reuse, that's part of the minor modification application, they wanted to use and seek modifications for a business model that fits all the needs as well as works in with the understood framework of the code and what this business sees themselves needing. That is how they ended up with proposing four and seeking the minor modification, to have the eight, part of the eventual build out of this would be to go through a staff reviewed site plan that would require them to install and stripe compliant parking stalls. The site as it exists now is a complete sea of pavement and it may look as though they could accommodate an entire 24' lane with up to eight stalls that are all 9' by 18' but with the desired use of the site being some adaptive reuse of some of the nice outdoor area that was not feasible. Kincade also noted it will not always be used for seating, but it will at least not be a sea of pavement in the form of an automotive car and they proposed a plan to remove the driveway on Gilbert Street and to keep the two drives on the south side. Also, part of the plan, contingent on the acceptance of the minor modification, is to completely demolish and remove that pavement on the Gilbert Street drive and then reestablish a curb and gutter along there, and through some initial buy in from staff they have enough room to add two more on-street parking stalls onto Gilbert Street. Those stalls aren't bespoke to this site, but there's a net gain on some on-street parking. Kincade also wanted to state that in the criteria there is the language that the staff may require an engineered study. In reference to a parking demand analysis, there have been projects that they've done, large residential projects that require and ask for very large, very formal engineering traffic studies. It's not something that is not done or refused to do. But by nature of the minor modification process, they are very nuanced, very complicated, and in scale, much smaller so that more of an open dialog that's seen via some of the email snips as use for a parking demand analysis. Kincade acknowledged that it's not a formal report on letterhead or whatnot, but it is not anecdotal information. It is based on the floor area calculations that are based on empirical data that it's used all across the country.

Kincade next wanted to answer some of the last gentleman's concerns regarding neighborhood parking and some issues that some of the private businesses are experiencing with their own private parking lots. As a proposed site the applicant does not inherit the problems of their neighbor's private parking lots, they have lots of avenues that they can take to mitigate non-users or people who are delinquent to parking in their places. The parking demand analysis

does not rely at all on anybody's private parking lots, it is the on-street parking and the public parking. Kincade reiterated how close that public lot is to the applicant's site.

Baker asked how the patio is going to be created, is it just simply going to be fenced off in an area using the current concrete surface. Kincade replied the scope of the improvements to the site will be some restriping on the south side to designate the parking stalls and the drive aisle. The only pavement removal will be the public driveway onto Gilbert Street, and then whether it's a pedestrian fence, ornamental in style, or striping, something like that, that's what the owner has expressed their interest in using to designate that north patio area.

Baker asked if Kincade has any idea the people seating capacity of the 1600 square foot patio area. Kincade deferred to the owner to answer that question.

Brad Temple (owner) is one of the owners of the new proposed business that's going to this location. He began by stating he is not a parking expert and that is one of the reasons they sought out Axiom Consultants in this situation. With regards to the entire scenario and this appeal process when he was reading through the appeal, and it was mentioned a couple times tonight, something in Dallas, Texas, something in Waterloo, Iowa, and he couldn't help but think to himself that each of those two places are completely separate cities than Iowa City. The way that they want to govern their city and run their city has no bearing on how Iowa City chooses to write their laws, ordinances and enforce those. During this whole process he first started out with couple people and walking over there, believe it or not they walked from downtown, the Ped Mall area, over to this establishment one night when they heard it was for sale to take a look at everything. At that time, they started putting the process together. They contacted the City a couple different times asking them some questions as he'd never done this before. The City gave them the lay of the land and how it would go. One thing Temple learned about that process it not just put your presentation together and hand it to the City, it's a partnership where they work back and forth with each other. So when they had a question the City staff helped. Going through all of that they realized that they needed to hire Axiom Consultants as an engineering firm to help them out with the process, put all the stuff together and then put together the minor modification. Temple noted around that time one of his other partners and himself stood in that parking lot for two hours a night, probably three or four nights in a row, trying to figure out how they were going to come up with eight parking spots and that was without even putting a patio anywhere. According to the code, a parking space needs to be 9' wide and 18' deep, but then they also have to take into account the need for the space to back up out of that parking spot and then being able to leave. They went out there with tape measures and everything but didn't see how they would get to that many parking spots.

Temple next addressed the patio. The patio is something that they do believe is viable to the success of this business, it's something that they don't believe the business will be successful without. Their full intent from the beginning was what are the options with the City if they want to change the use for this space into a restaurant space, and that's where they found out about the minor modification process, and everything that they read in the City codes and ordinances made perfect sense that these type of situations are meant for the minor modification process. Temple then talked to the people at Axiom, got them all the information and met on site, Axiom has been on site and doing site surveys on the property and Temple believes they've tried to follow every part of the ordinance to its truest.

Temple stated this building was built in 1948 and was an AMACO gas station. He believes there

was three of them built in this town, one of them also currently houses a restaurant called Pops Barbecue. Their intent is to leave that building the exact same as always has been and that is one of the reasons that makes this a unique situation, it sits directly on the lot lines. He added there are multiple things with this process that aren't normal and they've had to come up with ways to work around and make it work. Additionally, Temple wanted to discuss the parking situation and parking just in general. As he mentioned earlier he is no expert in parking but as he also mentioned earlier he sat there for three, four or five nights in a row, for a couple hours each of those nights, trying to figure out that parking situation. He has been in that parking lot no less than 30 times in the last three months, trying to envision the new business, envision what's going to take place, how it will all look. And not one time has he been there where he has not been able to, with his own eyes, look around and see open street parking. Whether that is at 1:00 in the afternoon, 5:00 at night, 8:00 at night, or midnight. Again, he is not an engineer, he is not a parking expert, but he can see with his own eyes.

Temple stated his partner and himself have been in the restaurant bar industry in this town for over 20 years combined. They have places that are in downtown Iowa City, both of their businesses have zero parking and they've never had a problem with zero parking at either one of their businesses. He would also point out the City owned parking lot next to Bluebird, he would respectfully disagree that it is not a viable parking space to then come into his business. There are actually a multitude of restaurant spaces in that neighborhood that have zero parking, the Webster that just opened a couple years ago has zero parking spaces, Paper Crane has zero parking spaces, George's has limited parking spaces. Additionally, the walk distance from the Hamburg Inn to that parking lot is the exact same walk distance from his location to that parking lot, it just happens to be down an alley instead of through the other access. Temple can say this because he has actually parked there and he eats consistently at those restaurants in that neighborhood, and he has zero problems parking whenever he goes there. Just last week he ate at the Webster, he parked next to Bluebird, walked up the Webster and when they left the Webster they walked into George's and had a beer. Again, he would disagree with the fact that there is no parking, or that parking does not service that whole community area, he actually would say the opposite, it services it very well. Temple also stated when this appeal process came through they took videos of them actually walking down through that entire neighborhood, the four block radius of the entire neighborhood, at different times of the day, and that lot in question that is next to Bluebird specifically was never over 50% full at any time, and that's including all the street parking that was also available.

Temple also reiterated what Kincade mentioned that the driveway on the east side of the property on Gilbert Street, part of the minor modification process was to agree to close that driveway which will create more green space, and then also create two additional parking spots on the City street. Obviously, they're not parking spots for his business or his property, but they do produce more parking, which has been a concern in the situation. The last thing he wanted to point out was as he read through some of the letters that people wrote, in either favor or not of what he was trying to do in that location, one thing he found very interesting in this situation was Mr. Oliveira pointed out he owns the two houses directly north of this property and he owns seven properties in that whole neighborhood, and in one of the emails, sent by John Englebrecht, the executive director of Public Space One, John noted that Mr. Oliveira and Prestige Properties rents these single family homes with small driveways with in some cases up to eight people per house. Temple would say that is there's no way they can park eight vehicles in one parking driveway so while there might be concern to Mr. Oliveira that his tenants do not have parking Temple would echo what someone previous said that a business owner or a

property owner's problem of not having enough private parking for their tenants is not a problem of anyone else.

Temple noted he really appreciates the time and the ability to be here. Their intention is to open a nice, little restaurant and they do not believe the parking is an issue whatsoever. He wanted to also note the percentages that were put down for walking and biking and all of those things, Iowa City has a long standing drive for a walkability city. He believes it was Mayor Brandt for Iowa City, many, many years ago, who started the Ped Mall, pedestrian mall, and when he started the pedestrian mall people lost their minds, and said it can't be done, people are not going to be able to drive their cars, no businesses will survive here. Temple would point out that all of these decades later, that pedestrian mall still thrives with businesses. Every weekend has people in there, they have people in there from clothing stores to restaurants, and all of them work together, and it's perfectly fine. At the end of the day, the percentages the City received through the engineering firm are very spot on. Temple would invite anyone to walk around with him. Additionally, Ride Share in this town is massive, Uber is the way to go. If one drives down Clinton Street on any given day they will see all the Ubers, the food delivery cars parked alongside the street, going inside to get stuff, that is real life, people are not driving. Statistics came out that the lowest consumption of alcohol ever in history has just been reported this last year. Drinking statistics for the city of Iowa City on DUIs is lower this year than it has been previous years. People drive less and if they are true to their word that this is a walkable city, and he 100% believes it is, in all of those times he stood there trying to envision this business, he noticed everyone is walking. He would see people walking back and forth, back and forth all night long. So as far as any concerns about any of the other businesses around there Temple doesn't believe anything that they will be doing will affect those businesses.

Finally, regarding questions about the patio, this infamous patio, Temple stated the patio will not be operated 12 months a year, this in the state of Iowa. He also added both of their current businesses have patios, one of the businesses is in the Ped Mall and City codes say when they have to take that down, it's like six or seven months of the year they get to have a patio, which makes sense that it's six to seven months maybe they will have viable outdoor seating areas. The other thing he would note is that usually in patio season, when one walks into a restaurant, a lot of the seats inside are empty, but the patio is full. So, he doesn't envision having a full restaurant and then a full patio, they believe it's going to be more that people will want to be on the patio, and that's why they need the patio just be a viable business.

Baker asked what the decision making process was in deciding the size of the patio. Temple responded that they had to think about all the things that need to go into a patio, they're going to need seating, maybe have a little bags area so people can throw some bags, if they have seating on the patio the City code states there has to be a 3' walkway that doesn't get counted into the occupancy. So while it's a 1600 square foot patio and in comparison, to the 1250 square foot of the building, the patio seems a lot bigger but isn't really. Temple also confirmed the building is not viable to be an eatery if they don't have some sort of additional seating so during those summer months that's where they think they can capitalize on the ability to be able to make those numbers work.

Baker asked how much seating they envision. Temple stated they've met with the building guy about a month ago or so to ask him some questions on how some codes work, one of the questions was if they need a sprinkler system, because it's based off of square footage size and if they are below a certain square footage they do not need that. They wanted to confirm that

with him. There were some other things Temple stated they wanted to confirm as well, that's when during those discussion he had told them that their occupancy will be roughly 40 to 45 people inside and maybe 30 to 35 on the patio. So those were the numbers they are working off, it would be about 80 people total if that whole space was completely full.

Baker asked if the people on the patio will be having service from the inside to the patio, or do they have to order in and take it themselves out. Temple replied they could do either.

Baker noted so the patio is essential to the success of the business even if it's only going to be open about six months a year. Temple confirmed it was,

Baker asked Temple when he was trying to visualize the parking layout on the lot that's there, and couldn't see where they could get eight spots in that lot, did that take into account closing off the curb cut on Gilbert Street. Temple said he had not. He stated the first few times they went to this location they acknowledged the parking lot is massive and thought they could really do something nice out here and have some parking. Then what they realized really quick when they started doing the site survey and working with the engineers is the way it's laid out is not feasible due to the property lines, if the previous owner had to go in and put the lines in they'd realize probably 3' of the property isn't their property. So when they take that into account, the reduction in that space, it tightens it up even more and he doesn't believe they can have parking spots there. Temple added in addition to those things, by taking out the drive and adding the green space on the east side they are also planning green screening on the west side.

Russett also added for parking they need 18' deep by 9' wide and they need to have a drive aisle which if it's two way traffic, needs to be 22'. They also need some area for screening so it's not just the size of the parking space that they're considering it's how the vehicles are traveling through the site as well.

Temple stated by closing up the east side on Gilbert Street actually gives them the ability for more parking spaces not less. If that was still open, they'd have to account for people being able to pull in there and create the two way drive ability, if they close that they don't have to have a two way anymore, and it can be a single drive through.

Baker asked where the employees are going to park. Temple stated their employees will park at the parking lot next to Bluebird. However, he also highlighted that this is in the middle of a neighborhood of mostly rental properties, and they plan on having a lot of people come to eat from these properties and plan to hopefully have people working for them that are living in these houses. Additionally, most of these people are students at the University of Iowa so he does not believe there are going to be multiple employees that will drive cars.

Baker agreed about the parking study aspects, they don't need the two options that the appellant offer, he thought that the local option was fine. The question for him is not whether the parking standard was a viable parking analysis, what doesn't make sense to him that they think they can get by with as little as two spaces. Temple stated they will have four spaces, that is the minimum they can have.

Temple stated the other thing to go back to in this whole process, is reverting back to the City, and when the city of Iowa City does a parking analysis and they have that information about the City lot next to Bluebird, they have that parking information of what is it like at 1:00 or 3:00, etc.,

they have all that parking analysis, so it should be the belief that the city of Iowa City also used that parking analysis, and the understanding of all of their parking analysis, to make the decision on a minor modification.

Karl Sigwarsh (attorney, Bradley and Riley) is representing the business owners and wanted to state as the City staff has already pointed out the term parking demand analysis is undefined in the Iowa City Municipal Code, and the City conducted an analysis via a discussion with the business owner's engineer regarding the rationale behind the request for a minor modification. After that discussion in which the City did provide questions they wanted answered, they also provided a template of questions that were answered by a prior minor modification applicant, which were answered by the business owner's engineer, the City elected to grant that minor modification. What the appellant is attempting to do here is substitute their judgment and a judgment that is subjective and services the appellant's interest as the owner of a large number of rental properties, which other neighbors have mentioned creates a large amount of traffic that already overflows from the organic parking spaces for those rental properties. They're trying to continue to externalize that burden onto the public parking available through the City, and they're trying to protect that externality by mounting this appeal here. In this case, the studies they've asked the Board to adopt, are for number one for a project in Dallas, a city of 30 times greater size which the City staff pointed out, and a project that was conducted by a student group at the University of Iowa. The City in this case is allowed to maintain and follow the rules and standards that are clearly laid out in the municipal code and they did that in this case and that also extends to their calculation of floor area, which in 14-A9 says all space within the building, and that the building is defined as a structure having exterior walls, so in this case that would remove consideration of the exterior area of the building. That's borne out in 14-A9 by saying that things like patios and appurtenances are exempted from a floor area calculation. As the City's alluded to, and as the business owner's engineer has alluded to, the minimum parking space requirements are data based but they are estimates, and those estimates could be lowered in the event that a special case exists. In this case, the business owners have demonstrated that just such a special case exists, there's ample public parking that's available within one block of the of the location, the site plan that they're submitting adds two public spaces back to the City's parking roster, and what the business owners proposed to do is add another restaurant and a walkable, friendly business to the northside neighborhood, enhancing food options for that area as well. The City's considered all those factors when considering whether or not to grant that minor modification and they elected to do so, their judgment should be allowed to stand.

Paxton Williams wanted to clarify they are not asking the City to adopt the examples of the parking demand analysis that they shared, they just wanted to give examples of what might appear in a parking demand analysis, and to also illustrate that they contain facts, methodology and things that can be tested. Williams noted there are many facts stated today about the analysis, about what went into it, about what people did that his client did get to see. What they saw was that email that had certain things. Yes, to clarify it actually did say they could get it down to two to four parking spots, that is what that email actually says, they could have actually gotten it down to two spots. Williams stated they also believe there was really a rush to judgment. They're not saying what needed to be in a parking demand analysis, but it needs to be something that can be analyzed, that could be tested. Those statements cannot be tested, they're just statements that are self-interested. Even if City code says there aren't any standards for a parking demand analysis, what is an analysis, there must be a definition for what an analysis is. An analysis just can't be a statement without a basis providing that. Williams also

wanted to say to the extent that all of this represents a business decision by the applicant, and the opposing counsel making a comment about William's client wanting to put out externalities into the community, he stated his client has followed the rules. They've done everything to follow the rules and are here to understand why it's possible. Because, again, this analysis, this one page email, how is it tested. Additionally, the opposing counsel was questioned by the Chair about getting it down to two spots and stated they didn't ever say that but it does actually say two to four parking spots in the email. Again, Williams reiterated they believe there is a rush to judgment, they believe there was no parking demand analysis in any sort of definition of an analysis, and they also believe that the intent of the ordinance is clear that they're supposed to take into the actual lay of the land. In closing Williams reiterated his prior example about having a 1000 square foot building and a 10,000 square foot parking lot that he is going to use for the same purpose, that's pertinent information that can be used to look at the health of the community and the need for parking.

Carlson asked who does Williams think should be responsible for doing the parking survey. Williams noted on the first page of the minor modification it references the rule where it says the parking demand analysis must be done, so he believes two things, one, it's on the applicant's responsibility to do so, but then two, also it should be tested by the City, and then tested by anyone who would consider this is a matter. This is a modification that affects everybody so everyone should be able to test whatever the results or conclusions of the parking demand analysis that is required.

Mike Oliveira stated a point of clarification because some people had made some derogatory things in a letter that was sent to the Board. In Iowa City, a rental permit and a building are based on two things, the way the building is designed for meeting the requirements for housing, bedrooms and parking. So with a four bedroom house, they must have at least three parking spots. Oliveira noted all his buildings follow the strict guidelines that are set forth in Iowa City with regards to parking. He finds it very slanderous for attorneys, business owners, and some community members to say that landlords aren't following these requirements because they are. The second thing he'd like to mention is they are in favor of a restaurant, they just think that there's a parking demand analysis that needs to be done for the people that either rent or live in the neighborhood. Additionally, in his neighborhood, on that the street, there's many single family homes, one right to the left of his house, one two blocks down, the house across the street is a single family and there are other single family house right up the road. It's all mixed in there, and even going towards the University, those four homes are all owned by one owner, have families and people living in them so it's not all students in this area. The issue they're going to have here if they don't take a step back and look at this, it could cause irreparable harm to the neighborhood and it's probably going to increase the number of accidents and the life safety of the people that are living in this neighborhood, of which he is one and that's why he's here today.

James Kincade wanted to clarify a couple points made by the appellant. First, a big point of clarification here that he's afraid has been missed is that the email provided by him was a response to a request to additional information, to parking analysis that was provided on the site plan exhibit, that was more or less an appendix to the minor modification package as a whole. On that exhibit, there exists the parking analysis required more or less for this type of project, which is a proposed building, its associated use, the required parking stalls per square foot or floor area of that building, the resultant requiring stalls, what they're providing and how they're seeking a minor modification based on that reduction, that was the analysis that was originally

submitted as part of the process. The email that's been referred to this evening is auxiliary and in addition to that original analysis, staff had some questions that they wanted to get answered so to further understand and apply the nuance of the answers to the ask to eventually reach a decision. That email and Kincade's responses are not the sole analysis that was provided as part of this application. He also wanted to reiterate from his experience he often lends himself to additional clarifications or questions or additional analysis as a request to the City. He is always happy to answer questions or gather more information. It wasn't a malicious attempt to hide information or use or anything of that sort. Lastly, with regards to a reference in his email that he's claiming that they could have gotten away with two parking stalls. The full context of that is a question from staff asking what the expected parking demand during those peak hours is. So in coordination with the ownership, the response is they expect to use two to four of those parking spaces during those peak hours, based on the parking analysis and the understanding of the use and the operations of the business.

Jared Carroll stated he is one of the owners for the new establishment and has been a general manager at multiple establishments for the past 15 years in downtown Iowa City. Carroll wanted to attest to the fact of walkability, on any given night he can verify that at least 90% of his employees will walk to work. They will walk from Dodge and Bowery, an eight block walk. He also wanted to clarify that almost all of their customers are regulars, that they get to know, so he knows none of them drive there, they all either walk or they ride share there. None of the students drive to class every day, half of these kids don't even have cars, this whole city is a walkable city, and like they've already reported the restaurants on the northside don't have any parking spots at all. With regards to safety, by closing off that entrance exit on the east side of the lot is going to do more for safety plus a net gain of two parking spots added to the street. People pulling in and out of there, with the exits right across the street, and then the alley exit, and then the four way intersection, just by closing off that exit is going to be an enhancement to safety.

Paxton Williams wanted to point out the August 4, 2025, letter that was referenced as the parking demand analysis is part of the packet and it's not a parking demand analysis. It's a commercial site plan for a minor modification and it just speaks to the minor modification, the other requirements, standards, the criteria, it's not a parking demand analysis, as was stated.

Danielle Sitzman wanted to close by saying to keep this in perspective this is about a minor modification, this is one of 23 other types of minor modifications that the building official hears all the time. There's staff administrative review, that's the level of review that this warrant. The other types of things that are part of an administrative review are things like sign permits, temporary use permits, fence permits, these are not complicated, intense discussions. Those are the kinds of discussions that come to the Board of Adjustment or to the Planning and Zoning Commission. Sitzman would encourage the Board to just keep in mind the scope of the scale of this request and the scope of the intensity of the review of this request. They've seen the applicant provide supply and demand information and taking the supply and demand information and comparing it to itself. That's an analysis. If staff needed to connect the dots to come out the other side with what they were telling it's perfectly appropriate in this situation for staff to be involved in understanding the information that they were submitting. Staff does not believe it needed an engineered multi page study written up. If they look at the example provided by the appellant, the one in Dallas, that was an example of where they looked up the zoning, they looked up the code book for the IT manual, and they asked the property owner his opinion. That was their six page report. The City sees no value in asking an applicant for a

minor modification to engage an engineering firm to turn in something like that when staff is perfectly capable of taking the supply and demand information given and making and drawing conclusions from that and rendering minor modification decisions.

Baker asked if there is anybody on staff is qualified to do this analysis, or is that just not part of the process, does the city of Iowa City staff have licensed civil engineers. Sitzman stated yes staff is qualified to do the analysis. Baker asked what would staff requested from the business owner that the City could not do. Sitzman explained that they don't typically engage in that kind of activity, they review other firms analysis, they provide the study, and staff reviews it, that's typically the role of staff. Baker asked who reviews minor modifications. Sitzman explained it is herself and the department head.

Baker stated this is his third term on the Board of Adjustment in three different decades, and one of the things that he has noticed is the workload of the Board of Adjustment is dramatically reduced compared to what it was when he did his first term because of this minor modification process. The Board used to have four to five to six items every month. So this is a very important process and the City staff should be commended for that.

Baker closed the public hearing.

**Tallman moved to affirm this decision made by the City because it was made following administrative and procedural rules, and the decision conforms with the intent and purpose of the zoning code, minimum onsite parking regulations, which are intended to ensure the public good by managing spillover problems that burden the surrounding neighborhood and protecting shared resources, such as the safety and use of public infrastructure, but that allow flexibility for the adaptive reuse of commercial sites with special or unique circumstances.**

**Swygard seconded the motion.**

Tallman noted the City already made a decision to virtually close down all the parking on Linn Street between Market Street and Bloomington Street for several months in support of walkability and that's a multitude of so many more parking spaces than what they're talking about here, here they are talking about four spots that disappear from this site whereas it is like a dozen on Linn Street and nobody's brought that up. It seems to her that the addition, also the arguments about public safety are relevant and important, and there are lots more big discussions that they should have about parking, but this is a very small site, and those discussions still need to happen. As to public safety, she agrees with the gentleman who pointed out that closing off that driveway on Gilbert Street, limiting ingress and egress to Bloomington, separating the pedestrian pathway from vehicular pathways there along Gilbert Street, is going to do nothing but improve public safety and the staff decision was appropriate.

Baker stated he is very hesitant about this but not in the context of this by itself. What he has noticed over time is that the City has certain rules, regulations, exceptions and variances that are granted and the overall intent of the ordinance or the code or the specific regulation gets sort of chipped away at in small increments. This is a very small increment but he can think of other instances where a change in a use from commercial to residential, for example, is not a big deal on that particular location, but it's a sort of sand shifting that bothers him about development. Iowa City is working around the larger issue in favor of smaller increments. To be

diplomatic, he was not calmed down by the staff report but is very impressed with the presentation by the owners of the business. For example Mr. Temple's discussion over time was very helpful and appreciated. He is going to support this, but once again he's probably the least adamant supporter.

Carlson stated a real problem with the parking demand analysis, that was one of the things that was said that it needed to be done and when she looks at these things she doesn't see anything that looks like a concrete parking demand analysis. When the Board makes decisions they are supposed to base the decisions on facts. What are the facts that have been presented, this has nothing to do with whether this project is a good one or not. What are the black and white facts that were presented tonight.

Baker stated he is not comfortable saying that the decision to reduce parking actually is grounded in hard facts, but he very subjectively thinks that this is a larger problem of parking in general.

**A vote was taken and the motion passed 5-0.**

Baker stated the motion was approved and the appeal is denied. Any person designed to appeal this decision to a court of record may do so within 30 days after this decision is filed with the city clerk's office.

**CONSIDER SEPTEMBER 10, 2025 MINUTES:**

Carlson moved to approve the minutes of September 10, 2025. Tallman seconded. A vote was taken and the motion carried.

**BOARD OF ADJUSTMENT INFORMATION:**

None.

**ADJOURNMENT:**

The meeting was adjourned at 8:35pm.

**BOARD OF ADJUSTMENT  
 ATTENDANCE RECORD  
 2023-2025**

NAME	TERM EXP.	12/13	3/13	4/10	8/22	10/10	11/13	1/8	2/20	3/12	7/8	9/10	10/8
BAKER, LARRY	12/31/2027	X	X	X	X	X	X	X	X	X	X	X	X
PARKER, BRYCE	12/31/2024	X	X	X	X	O/E	O/E	---	---	---	---	---	---
SWYGARD, PAULA	12/31/2028	X	O/E	X	X	X	X	X	X	X	X	O/E	X
CARLSON, NANCY	12/31/2025	X	X	X	O/E	X	X	X	X	X	X	X	X
RUSSO, MARK	12/31/2026	X	X	X	X	X	X	X	O/E	X	O/E	X	X
TALLMAN, JULIE	12/31/2029	---	---	---	---	---	---	---	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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January 6, 2026

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Historic Preservation Commission: November 20

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Attachments: [Historic Preservation Commission: November 20](#)

MINUTES  
HISTORIC PRESERVATION COMMISSION  
NOVEMBER 20, 2025 – 5:00 PM – FORMAL MEETING  
EMMA J. HARVAT HALL, CITY HALL

APPROVED

MEMBERS PRESENT: Margaret Beck, Carl Brown, Kevin Burford, Andrew Lewis, Deanna Thomann, Nicole Villanueva, Frank Wagner

MEMBERS ABSENT: Austin Curfman, Ryan Russell

STAFF PRESENT: Jessica Bristow, Anne Russett

OTHERS PRESENT: Peter Correll

CALL TO ORDER:

Lewis called the meeting to order at 5:30 p.m.

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

None.

CERTIFICATE OF APPROPRIATENESS:

HPC25-0074: 715 East College Street - College Green Historic District (historic outbuilding rehabilitation including roof material replacement and chimney demolition):

Bristow noted this is the Musser Dixon house, Musser was a lumber yard man so there's a lot of trim details and things on this house that are really spectacular, as it was basically a display of his wares. The whole property is contributing, including the brick driveway and the carriage house. In the backyard there is a little cottage, originally it was the quarters for the chauffeur and then in the 1960s and 1970s a portion was added on and they're currently rehabbing this because since that was added on to there has been some plumbing accidents and issues and there was some settling of the foundation. The foundation is failing along the alley so the main part of the project is to replace the foundation wall. They will use concrete but will put a facing brick in the location where the piers were, so that it'll be visible in the future as that part of the history. Bristow noted that all of that part could have been approved by staff but there's more parts to this project. There is a small brick chimney on this building close to the front of the oldest part but is also thought to be an addition as the bricks are pretty sharply defined and likely added when the 1960s and 1970s addition was put on this building. The owner says that there's no foundation at all under the brick chimney, it sits on the floor and it's sinking and pulling the roof in and down. On the house there's a very decorative brick chimney, there used to be a chimney on the far the east end of Carriage House but during the tornado that Carriage House was shifted on its foundation, the whole thing had to be put back and the roof was then replaced, and the chimney was taken down at that point in time. Bristow stated the chimney on the cottage is not visible from the inside yard at all and it's only visible on the alley side, staff recommends approval to take it down. As part of the project they will temporarily patch the metal roof, but then the plan is to replace the metal with asphalt shingles. The house had its metal roof replaced with asphalt shingles in the 1990s, and then right after the tornado the Carriage House had its metal roof replaced with asphalt shingles. Because all of these buildings would have had a wood shake shingle originally, especially since it was a lumber yard person who built the house, staff would recommend approval to replace the metal roof with asphalt shingles to match the rest of the property. Bristow shared the guidelines regarding chimneys, it's disallowed to remove them when they're prominent or important to the historic

character of the building. Because this was an addition and it's structurally unsound for the foundations, staff thinks that follows the guidelines. Regarding metal roofs, usually they like to maintain them, but on a case by case basis the Commission can approve removing them.

Staff recommends approval of a certificate of appropriateness for this project through an exception in the guidelines as presented in the staff report, and that exception is to allow the chimney to be removed.

Thomann asked about the line in the siding that separates the two areas of the cottage, is that always kind of an indicator that they added on. Bristow stated it is one of the ways that they can tell, it really depends on how valuable and important the building is because if they don't do that, then they're going to basically remove some siding and tooth-in pieces so that they don't have one joint all at one place. So it depends on who did it and why and probably the funding that they had.

**MOTION:** Wagner moves to approve for a Certificate of Appropriateness for the project at 715 East College Street through an exception in the guidelines as presented in the staff.

**Villanueva seconded the motion.**

**A vote was taken and the motion passed 7-0.**

HPC25-0076: 718 Grant Street- Longfellow Historic District (rear enclosed porch demolition and new addition and front balustrade demolition and front step relocation):

Bristow stated since this house was surveyed in 1995 there have been a couple changes. This house is one of the oldest in the district, its brick, and it's a Victorian cube cottage. The porch piers extend all the way up but they're just one foot so not very big, a lot of bungalows that are similar to this would have much bigger columns. The roof is a metal roof and at one time probably had either Yankee gutters or some kind of gutter system like that, it also used to have a flat roof at the top and because the dormers don't really match the shape of the roof, they think they are additions from the 1940s or so. Since then, the roof was replaced and they put on the kind of roof that the National Park Service had stated could make an individual property no longer eligible for the National Register. So the guidance was to not allow that type of change in 2015, but this roof was replaced before the guidelines changed. When the roof was replaced, the chimney was removed, and they added a peak on the roof.

Bristow showed an image of the house from the southwest corner, and the porch noting the brick and how the brick over the doors is unpainted. There's also an area under the back porch that's unpainted. The house is very Victorian with the window types and with the dormers. There used to be a historic garage, but it was replaced sometime in the 1990s and then there is an area that on the historic Sanborn maps, used to be an open porch but now is all sided in bead board. The porch columns were taken out, and so were the piers, so now it just sits on stacked concrete block.

Bristow stated there's two parts of this project, first looking at a plan of the house currently there is the front porch and the rear porch. The rear porch is only about 5.5' deep so the plan for the rear porch is to remove that and in its place construct an enclosed 8' addition with windows on each side with a central door and steps leading down to the backyard. Originally, when these plans were submitted it was noted that the windows were much shorter than the windows on the house, because they were doing the same idea as the existing porch by continuing the roof down. At that time staff suggested maybe bringing the roof up so that it actually overlapped the other roof and so that was what was submitted. The addition will have a lap siding, trim, and wood steps and stairs. Staff recommends approval to demolish the existing porch due to the structure is deteriorating, and the porch piers no

longer exist, having been replaced with stacked concrete block. Bristow noted there is an exception in the guidelines for a house that's brick as it can be difficult to match that brick, so they often approve an addition not in brick, but in a wood siding that will also help differentiate between the old and new. There is also a documented exception in the masonry section of the guidelines that allows an addition on a masonry building to be clad in wood, so staff does recommend that here. The applicant has proposed a lap siding and there is lap siding on the front porch and also on the upper dormers, so that would be appropriate to match. Bristow noted the drawing didn't show trim so staff recommends that it has the typical trim with a watertable at the base of the wall, it would have corner boards and a frieze board at the top of the wall. She noted these are typical things that they'd see in almost every wood frame house. She also noted they wouldn't want the watertable to go up above the watertable on the house so one of the suggestions in the staff recommendation is just to make sure that that watertable around the outside of the addition aligns with the watertable on the house.

Bristow stated the proposed foundation material is not included in the application and the guidelines would recommend that the foundation matches the brick but since it's disallowed actually to paint masonry, staff would recommend it was unpainted and for this reason, there's another exception in foundations to allow it to just be the color of the foundation or matching a texture. The owner could potentially use something like concrete or concrete block and add a stucco coating and that way they can paint it and it'll blend with the painted brick. And if an owner ever wanted to take the paint off the brick, they would have a stucco coated foundation, which would be fairly typical for an addition to a house like this. The other option would be to match the brick, but that might be difficult depending on the brick.

Regarding the roof, looking at this proposed addition they can see that the roof has a wide eave overhang so staff would recommend that the addition has a hipped roof that would tie in properly with the existing roof and would allow an overhang on all three sides of the addition. One of the guidelines is that those eaves should just connect and flow together. Staff would recommend that instead of the shed roof as proposed, especially since they can't just continue the roof as it makes the wall too short, makes a connection that doesn't work, and doesn't comply with the guidelines, is why staff would recommend a hipped roof. The proposal is to use the same type of roof material, and because the guidelines were changed to avoid that type of roof material, if they ever replaced that roof it would have to be something different staff would recommend they go ahead and do the addition in asphalt shingles, so that when this roof needs to be replaced it would also be replaced in asphalt shingles. If the Commission wanted to, they could approve using the metal roof, but the recommendation is not written that way.

Finally, the last thing for this part of the project is that the door was proposed to be either a wood or metal door. At the same time the roof guidelines were changed, the door guidelines were changed and part of that was to avoid metal doors. While metal doors can be painted, they tend to be harder for the average person to paint, they tend to rust, they get dented and just get damaged in a way that wood or fiberglass doors don't. Therefore, staff would recommend that this be a wood or fiberglass door instead metal.

Bristow moved onto the second part of the project which is an alteration to the front porch. The house has a front porch that enters off the side and there are quite a few houses in town that have a similar situation. 430 Brown Street, 728 East College Street, and 707 Rundell are a few examples of houses with just a side entry porch, it's an architectural feature and does help give more usable space to the porch and was architecturally significant then. The current porch has a very low balustrade, it's historic and at the right height for the windows, it's basically what is called a solid balustrade, which is lap siding, and then there's skirting underneath. The guidelines state it is disallowed to remove historic balustrades or railings as porches are the focus of many historic buildings and they help define the

overall character of the house. The guidelines also state front porches and sun porches should be preserved for their architectural character and social value. The guidelines also talk about the fact that approval is required to remove any architecturally significant or necessary part of a historic building, they can remove alterations that are not historic but it's disallowed to remove any historic features, such as a porch, chimney, bay window, dormer brackets, or decorative trim that is significant to the architectural character and style of the building. Bristow reiterated the key part is it needs to be significant. Because it's a part of the history of this building and its architectural style is to have this low band that goes across the front staff finds it is significant, the balustrade is historic, and it is disallowed to remove it. Therefore, staff does not recommend approval of the demolition and alteration. To have it approved through an exception to the guidelines the Commission would need to determine that it was an uncommon situation. Bristow noted in discussion with the applicant staff shared with them how they would need to do it if they were to add steps to the front and so there's an additional part of this recommendation in case the Commission might want to approve it. In historic construction if they were to have front steps, they would span from one column to another. In the packet we included photos of other properties in the neighborhood. If there is a partial width front porch they are going to have a partial height column that frames the stairs and that partial height column is always going to have a porch pier under it that matches the pier under the column. The applicant did submit one example, 617 Grant, where a porch had been altered so it currently has a short pier column, but there's no pier below and the stairs are just the half width. The staff recommendation is if they were to make just a partial width stair they would need to match the other columns on this house, which are brick, which would be changing a porch that's very linear and horizontal into one with a lot more complexity because it wouldn't be feasible to just push the porch against one column and then have one short column, because the door is centered between the columns. They would need to have two short columns and two piers below, or a wood post with no pier below and staff finds that if they were to do it without a pier, as proposed, it's not going to follow what is seen in historic porches where the stairs span from one column to another or they have a short column with a pier below or they would add two and it would just alter the historic character of the porch. Again, that's why staff is recommending that the stairs not be changed but if the Commission wants to allow it that it's full width between the columns.

Bristow noted if the Commission wanted to make an exception for the front porch, do they have a reason for the exception. Bristow stated any exception would need fit within certain categories and the only category she feels this would fit into would be an uncommon situation, and the Commission would have to define that because it's not something that's regularly happening. It's not a structural situation that needs to be changed, the porch has been functioning this way for 100 years.

Peter Correll (Martin Construction) stated the intent with change to the entrance was to have more of a connection to the street making it a more open, welcoming front porch, that was just the goal of the owners.

**MOTION:** Thomann moves to approve for a Certificate of Appropriateness for the addition project at 718 Grant Street, through the use of an exception to the guidelines for foundation material, and as presented in the staff report with the following conditions:

- The addition includes all of the standard trim as described in the staff report with a watertable aligned with the soldier brick course on the house
- The roof is revised to a hip roof with asphalt shingles and exposed rafter tails
- The passage door is wood or fiberglass
- The porch alteration is not approved

**Wagner seconded the motion.**

Burford stated he is generally in concurrence with staff recommendation, however would be open to

putting a metal roof on the rear addition as just might look more consistent.

Lewis noted if they did the asphalt ones now it might save themselves some of the trouble when they have to replace the roof later but also doesn't have a problem with it being metal now to match.

Villanueva stated regarding the front entrance, it is a really annoying entrance because it's not by the driveway, it's not close to the garage, but they've got the back entrance, so it's not that big of a deal.

Wagner noted also that moving it and centering it with the doorway doesn't save that many steps and it's a bigger porch if they don't put the entry in the middle.

Thomann likes the idea of it being a more welcoming space, but that's not a big argument as the current porch is architecturally significant to the home.

Russett stated regarding the roof, they could modify the motion to allow either asphalt shingles or metal so the owner has options.

**AMENDED MOTION:** Thomann moves to approve for a Certificate of Appropriateness for the addition project at 718 Grant Street, through the use of an exception to the guidelines for foundation material, and as presented in the staff report with the following conditions:

- The addition includes all of the standard trim as described in the staff report with a watertable aligned with the solid brick course on the house
- The roof is revised to a hip roof with asphalt shingles or a metal roof that matches the existing roof and exposed rafter tails
- The passage door is wood or fiberglass
- The porch alteration is not approved

**Wagner seconded the amended motion.**

**A vote was taken and the motion passed 7-0.**

#### CONSIDERATION OF MINUTES FOR OCTOBER 9, 2025:

**MOTION: Thomann moves to approve the minutes of the Historic Preservation Commission's October 9, 2025, meeting with edits. Villanueva seconded the motion. The motion carried on a vote of 7-0.**

#### COMMISSION DISCUSSION:

##### America 250 Planning Committee:

Bristow stated this group is trying to plan how Johnson County celebrates the 250th birthday of the US, it was directed to do this by the State and would love to have some involvement. They're still trying to figure out what that looks like in Johnson County because they're trying to not make it just about Iowa City, Coralville, North Liberty but trying to bring in the smaller communities as well. She asked Commissioners to please consider volunteering and to let her know at what capacity they might be able to volunteer. They are thinking of a variety of events basically May through at least the Fourth of July, but probably into the fall a little bit.

#### ADJOURNMENT:

Wagner moved to adjourn; Burford seconded. The meeting was adjourned at 5:45 pm.

HISTORIC PRESERVATION COMMISSION ATTENDANCE RECORD  
2024-2025

NAME	TERM EXP.	11/14	12/12	1/9	2/13	3/13	4/10	5/8	6/12	7/10	8/14	10/9	11/20
BECK, MARGARET	6/30/27	X	X	X	X	X	X	O/E	X	X	X	X	X
BROWN, CARL	6/30/26	X	X	X	X	X	O/E	O/E	X	X	O/E	O/E	X
BURFORD, KEVIN	6/30/27	X	X	X	O/E	X	X	X	X	X	X	X	X
CURFMAN, AUSTIN	6/30/2028	---	---	---	---	---	---	---	---	X	O/E	X	O/E
LEWIS, ANDREW	6/30/26	X	X	O/E	X	X	X	X	O/E	X	X	X	X
RUSSELL, RYAN	6/30/27	X	O/E	O/E	X	X	X	X	X	X	X	O/E	O/E
SELLERGRENN, JORDAN	6/30/25	X	X	X	X	X	X	X	X	---	---	---	---
THOMANN, DEANNA	6/30/26	X	X	X	X	O/E	X	X	X	X	X	X	X
VILLANUEVA, NICOLE	6/30/25	X	X	O/E	O/E	X	X	X	X	X	X	X	X
WAGNER, FRANK	6/30/26	X	X	X	O/E	X	O/E	X	O/E	O/E	X	X	X
WELU-REYNOLDS, CHRISTINA	6/30/25	X	X	X	X	X	O/E	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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January 6, 2026

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Housing & Community Development Commission: November 17

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Attachments: [Housing & Community Development Commission: November 17](#)

**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION  
NOVEMBER 17, 2025 – 5:30 PM  
FORMAL MEETING  
EMMA J. HARVAT HALL, CITY HALL**

**MEMBERS PRESENT:** Marcelo Aruani, Maryann Dennis, Amos Kiche, Stacy Kiser, Thomas Rocklin, Kyle Vogel

**MEMBERS ABSENT:** Sarah Murray

**STAFF PRESENT:** Brianna Thul

**OTHERS PRESENT:** Ellen McCabe (HTFJC)

**RECOMMENDATIONS TO CITY COUNCIL:**

None.

**CALL MEETING TO ORDER:**

Vogel called the meeting to order at 5:30 PM.

**WELCOME NEW COMMISSIONERS:**

The Commission welcomed two new members, Marcelo Aruani and Stacy Kiser.

Aruani stated he is an architect working in Cedar Rapids. He has been living in Iowa City since 2016 and is also a landlord so he has learned a lot about the needs for affordable housing and what it takes to build housing also. He is interested in trying to help by participating in this Commission.

Kiser noted she has worked in the development and management of affordable housing for about 15 years - everything from the operations to the property management inspections, writing grants, compliance, LIHTC, HOME and HUD. She has only lived in Iowa City a little over a year but really wanted to get involved and is very passionate about affordable housing, so she is grateful to be a part of the Commission.

**CONSIDERATION OF MEETING MINUTES: SEPTEMBER 15, 2025:**

Dennis moved to approve the minutes of September 15, 2025. Kiser seconded the motion. A vote was taken and the minutes were approved 6-0.

**PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:**

None.

**HOUSING TRUST FUND OF JOHNSON COUNTY OVERVIEW:**

Ellen McCabe (Housing Trust Fund of Johnson County) presented on the mission of the organization which is to promote and support housing that is affordable. Their vision as an entity is that everyone should have access to safe, decent, and affordable housing. They have two main programs, the one most frequently heard about is the revolving loan fund, but they also have an owner-occupied rehabilitation program whereby they can help about 15 homeowners each year through two different programs. One is

the Federal Home Loan Bank program, where they apply for funding from the Federal Home Loan Bank, and then use their funding, along with HTFJC matching funds to help provide forgivable loans to people to do rehabilitation on their homes. In the past, those homes had to be outside of the city of Iowa City, but now they don't have to be outside of the city limits. HTFJC also grants money to Iowa Valley Habitat for Humanity for their Helping Hands program, if they're serving households within Johnson County. In that program, individuals have to have extremely low incomes, and the funds are usually for handicap accessible ramps, bathroom remodels for safety, floors, windows, doors, etc.

McCabe gave a brief overview of the organization. The organization was founded by more than 21 years ago by one of the current Commissioners, Maryann Dennis. Today they have board of directors that bring a vast amount of expertise to the organization. They have bankers, lenders, local government representatives, developers and actual service providers on the board of directors and she appreciates the amount of support and passion that they bring to the organization. McCabe is the main staff person, she has 35 plus years of experience in not for profit leadership roles with seven local organizations. She has graduate degrees in business and counseling. She was a low-income, first-time home buyer so when people talk about "those people" she is able to remind them that she was one of "those people". McCabe was the director of the crisis center, which is now CommUnity and as a human service provider, she didn't make a lot of money and qualified for a low-income, first-time homebuyer grant. McCabe stated she has managed housing for a variety of populations here in the community, shelters for domestic violence and shelters for youth. HTFJC has one other part time staff person that mostly works in the information category, working on applications, the database of past projects and so forth.

McCabe stated the only thing HTFJC does is affordable housing and from a service standpoint, they get a variety of funding sources. Her job is to get the money, and their largest funding source is Johnson County. The second largest funding source is the City of Iowa City. She noted the original funding body that Dennis and others paid attention to in the early 2000s was when the State of Iowa came up with the State Housing Trust Fund. There are 27 State Housing Trust Fund recipients in Iowa and back at the beginning, it was needed to form a State Housing Trust Fund in order to get this money. McCabe also applies for grants from local financial institutions and the federal government, and the Federal Home Loan Bank. They receive loan payments and take the principle of every loan payment and put it back into the revolving loan fund. McCabe also noted the City of Coralville and the City of North Liberty contribute. HTFJC also accepts donations.

The City of Iowa City has an affordable housing plan and \$650,000 of the \$1,000,050 goes to HTFJC. \$52,000 of that money is available for operational expenses to keep the organization going. She noted they've had increases lately in their auditing and insurance services, like many other organizations, so they're grateful for the support. That then leaves \$598,000 for housing, which they use to create and preserve housing that is affordable to people with incomes below 80% of the area median income. That housing needs to be in the City of Iowa City. There are the contractual obligations that are expected for appropriate and long-term affordability periods and it is expected that they serve the people with the lowest incomes whenever possible and they are meeting those expectations.

McCabe stated what makes HTFJC somewhat unique is that they have quarterly funding rounds. For example, the Polk County Housing Trust Fund has one rental housing round per year, but the HTFJC wants to be as flexible as possible. If the seasons are changing, the HTFJC is making funding available. The money is available to create units and preserve units. She noted they don't have the means to provide direct care to people, but if an organization applies, such as Inside Out did for several years for rent and deposit money for people coming out of incarceration, the HTFJC is able to help. HTFJC money has also been used for pilot projects, demonstration projects, and a variety of cool things that have happened over the years. They have a website which includes the key resources for applicants. On the website, there's the information about the current round, and then there's a programs tab, information tab, and the information about income levels is also on the website.

McCabe shared that she runs a course called Housing Trust Fund 101 to help potential applicants understand the program, and she also offers a course called Income Documentation 102 to help applicants and/or recipients complete their paperwork. She noted the paperwork is not easy, but it's

doable. When people apply there are different potential outcomes, they could get a grant which is usually for efforts that don't have a piece of property attached to it so they can secure the mortgage for those who have incomes below 30% AMI. For example, when Habitat for Humanity applies for Helping Hand Funds, the HTFJC can't put mortgages on all the households they're going to help so the help is in the form of a grant, and the people who receive that funding have to have incomes at the very lowest level. They also have forgivable loans, again these are for projects serving households with the lowest incomes and the project does not have income to support repayment of a loan. The HTFJC offers zero interest loans, primarily to small not for profits, and they also offer low interest loans, generally, 1% to 4% to for-profit organizations based on the financial picture that they present. Finally, they can offer what she calls the combo platters, they could have a half forgivable loan and half repayable loan. A recent example was with the Domestic Violence Intervention Program shelter project. They got a grant, a forgivable loan, and a repayable loan. Shelter House did the same thing for 501 and Cross Park Place.

The funding process, McCabe explained, is a cycle. The Operations Committee will suggest an amount to be offered in the upcoming round, the Board of Directors will receive that recommendation and decide on the amount based on what's available. McCabe will then announce the amount of funding on through an email to anyone who has expressed interest in affordable housing over the years, post on Facebook, hold meetings, send out a press release, and then she offers several sessions of her Funding 101 course but also welcomes people to have their own individual sessions. She will consult with potential applicants and review drafts of applications before they're finalized. McCabe noted the deadline is a very strict deadline. Next the Distribution Committee reviews the applications. This is a committee made up of bankers, developers, local elected officials, and City staff. They review the applications and make recommendations to the full Board, and then the Board determines the awards. All of this takes place within one month and then the day of the Board meeting, McCabe contacts the applicants to tell them the outcome and provide feedback. She noted characteristics that can influence outcomes of funding rounds are serving households with extremely low incomes. If there are two comparable applications, the one that's serving the lower income is going to prevail. Same with ones that benefit people who have another challenge on top of their income, such as having a disability, coming out of substance abuse treatment, and things like that. McCabe also stressed that new partners always get a good look to see if they have viable projects. When considering long term partners, it is important to see if they've had past successes. Do the numbers that they're providing make sense and are the rents or mortgage payments affordable? They look at how much is being leveraged by the projects, but leveraged funds have been going down over the years as there's fewer sources outside of the HTFJC for applicants to tap. They do like to extend the impact of the funding that they've been entrusted with as much as possible. Regarding appropriate periods of affordability, McCabe stated when she works with potential applicants, she tells them there should be at least 10 years of affordability in order for the exchange of the low interest or zero interest loan. She noted they do have loans that are 40 years of affordability at this point. McCabe also stated innovation is rewarded. She noted possible outcomes for applicants not eligible for funding could be that they asked for something that's outside of the guidelines, the income level is too high (over 80%), or they asked for a forgivable loan for serving people at too high of an income. This summer they did a funding round with \$3.2 million available and received applications for \$8.8 million. The Committee had very difficult decisions to make and a lot of people were told to apply again. McCabe also noted there are times where the HTFJC will put contingencies on the funding, for example there was a group called the Iowa City Sober Living a few years ago that didn't have their 501c3 yet, but they were planning on it. That funding was held back until they got the 501c3 in place. Another example was with Inside Out Reentry. They said they would raise \$75,000 so a contingency was put on the funding until they had raised their share. She also noted there are times they award projects that don't come to fruition.

Last year the HTFJC paid out \$1.4 million, which was for up to 94 households, most of which were located in Iowa City and 84% of the households were at the lowest income level. McCabe noted while they're getting pressure to serve the lowest income, they do also like to span all income levels when they can for things like homeownership. The different kinds of housing that were funded with that \$1.4 million run the whole gamut from shelter through supported rental (meaning there's staff on site for people with disabilities or people with intense needs), new rental housing, homeownership, owner occupied rehab and advocacy. McCabe also stated since the very beginning they have made contributions to the Affordable Housing Coalition for them to do advocacy. In terms of leverage with those dollars, that \$1.4

million leveraged another \$3.4 million for a total investment of affordable housing. Last year they awarded 16 projects, twice the all-time record, two of those projects did not come to fruition. The one for Reach For Your Potential withdrew their application and went a different direction with the property that they were buying. And then Iowa Valley Habitat for Humanity withdrew their award as they didn't know if they would be able to get five projects going in the timeframe that was needed. So the net awarded last year was \$2.5 million with nine forgivable loans, five repayable loans, and one grant with 109 households helped. Again, 93 households had incomes below 30% AMI. In the last five years, including FY25 the HTFJC has impacted 492 doors and has paid out \$7.4 million. Looking back at just slightly different years, not including last year, the total paid out was \$6.7 million, but the total impact was \$70 million and 539 households. McCabe acknowledged the COVID-19 impact where providers were just trying to survive and couldn't think about how to add programming. At that time, they were also concerned about staffing and then there were supply chain issues and all sorts of impacts.

McCabe next discussed the challenges in the housing landscape, the need is overwhelming. She likes to say while they can't solve this, they can keep making an impact. Everything costs more - the land, the materials, the labor, the interest, the insurance and then there is the overall uncertainty about the economy. Private developers feel the market is strong enough that they don't need to include affordable housing in their developments and they don't see the financial incentives as being enough to get them into the business of affordable housing as it takes work to manage it and to maintain it. Not for profit developers have been wary due to those factors too, as well as being in recovery phase from COVID, and the uncertainty of what's going on at the federal level. The HTFJC responded to these challenges - they've put more funding per unit of housing for preservation and new housing. It used to be that \$50,000 was the maximum one could get for any one unit of housing, but they have increased that base all across the board. They've also indexed it to the size of the housing being built. If someone is building a three bedroom, they're eligible for \$150,000 instead of just the \$50,000. This is just one of the ways in which they're trying to spur interest in and recognizing the need. They have also been connecting with developers who've had success in Iowa, including those who are willing to apply for the 4% tax credit projects. The 9% tax credit projects with the State of Iowa are competitive and always have been, but the 4% tax credit program was available all year. McCabe noted that is now being funneled into specific rounds dates, but they still may see more for 4% projects in the future.

The Housing Trust Fund is connected to a variety of groups. McCabe attends a lot of meetings to make sure that everyone present who is interested in housing knows about the Housing Trust Fund and knows that funding is available. On a personal level, she is a landlord and belongs to the greater Iowa City Apartment Association and uses her landlord status to meet people in that fashion. She is part of the Johnson County Livable Communities, which focuses on housing for people over age 50. She is always happy to meet with anyone and answer questions.

Dennis asked regarding the other state housing trust funds, there are 27 total - how many of those currently have a revolving loan program? McCabe replied very few, most of the trust funds, only do owner occupied rehabilitation. Additionally, usually the staff person is part of the local government, a city or a county employee.

Kiche asked if for-profit organizations can also apply for loans and how many are there compared to the not for profit and other applicants. McCabe confirmed they can apply but there are usually very few even with the low interest rates. They get very few because for profit developers want to charge the full rent and they don't want to lower the rent based on HTFJC restrictions.

Kiche asked about the committee that makes the funding decisions, how is that committee composed, elected or changed? McCabe said it is made of members of the Board of Directors of the Trust Fund. The Board doesn't change a lot and it's made up of people who choose to do the hard work - looking at all the applications, making the hard decisions, and then justifying their decisions and their recommendations.

Rocklin asked what some of the most exciting pilot projects are McCabe has seen. McCabe noted a few happened before her time as director, the first being the Housing First project from Shelter House - Cross

Park Place. There was money put up by the HTFJC to research that and it began from there. Then there was money for the land. Another one was the HTFJC giving rent and deposit money to Inside Out clients for years and eventually they helped Inside Out buy a house.

Rocklin asked what McCabe wishes someone would try here that has maybe worked somewhere else. McCabe replied she personally wouldn't be opposed to tiny homes that were fully furnished. She noted there's places like in Madison, where they're trying tiny homes without bathrooms, so a person has to leave their home to go outside to go to the gas station bathroom, which is not ideal.

Dennis noted the problem in Johnson County is there's not a lot of land available and it's expensive. There's also a certain amount of politics in the State of Iowa. McCabe responded that affordable housing is not just an Iowa City issue, the superintendent of schools in Lone Tree stated he hired 12 new teachers this year and none of them live there because there is nothing available.

Vogel asked about the \$598,000 that is budgeted directly from the City and how it is reported back to the City on what was spent. Thul confirmed that the HTFJC reports to the City annually on spending. Vogel asked why the \$598,000 and the other Affordable Housing Fund money is not part of what HCDC decides for funding recommendations. Thul explained that the Affordable Housing Fund distribution is set directly by City Council and there's a ratio of how the funding is distributed every year. A percentage of the Affordable Housing Fund goes to Housing Trust Fund annually.

Dennis noted there was another resolution recently about new construction of affordable rentals. Thul explained in the last five-year planning cycle the City did make some changes to how they've distributed federal funds noting it's very hard to do some of these projects like construction with federal dollars so the relationship with McCabe and the Housing Trust Fund is really important because the flexibility is so much greater than what the City can do with CDBG or HOME. When the City has large construction projects with federal funds, it requires them to jump through hurdles that add cost to projects. By directing those projects to the Housing Trust Fund, they don't have to add the cost of all the requirements that come with federal funding. Thul continued that there are also projects like Inside Out Reentry that McCabe mentioned where applicants are layering HTF and federal funds to complete projects.

Vogel asked about the forgivable loans, why do forgivable loans versus just doing grants if the loans will be written off anyway? McCabe stated the difference to her is a grant is giving them the money and it's gone. A forgivable loan is stating that, for however it's been decided they must follow the rules, such as if they don't rent to people at the proper income levels, or if raise the rent above what's affordable for people, the loan does need to then be repaid.

Dennis asked if the Trust Fund is the only source of financing for these applicants. McCabe stated it is not, there can be eight to 15 different sources for a large project. Vogel noted for new Commissioners that as part of the application processes for CDBG, there will be a question of where else they are getting funding and the Trust Fund is usually just one of the sources.

Dennis emphasized that the flexibility of the HTF financing is key, because so many of the other sources have rules and you either fit into them or you don't. McCabe confirmed that applicants are usually shocked at how fast they can access funding if awarded. Multiple funding rounds a year are a lot of work, but they pride themselves on that flexibility.

Vogel asked what the cash balance or the equity balance is in the HTFJC right now. McCabe replied that including all the mortgages and everything it's north of \$10 million.

Kiche noted an investment of about \$4 million, but the impact listed was \$70 million so how was impact calculated? McCabe explained that the Trust Fund paid out \$6.7 million but the projects obtained an additional \$63 million more than that from other sources, so the total impact was about \$70 million.

Kiche asked about the networks and local social associations the HTFJC works with and if they participated with any immigrant groups. McCabe stated yes, the HTFJC just gave a forgivable loan to the

Immigrant Welcome Network for \$275,000 to support six households for the next 30 years for transitional housing. She has also met with Escucha Mi Voz and Catholic Worker House about housing opportunities.

Aruani asked how HCDC can help the HTFJC. McCabe replied by telling people about the Trust Fund. If they know someone who's interested in housing, if they know someone who could develop housing, or could renovate housing and then in turn rent that to people with low incomes in partnership with the Trust Fund, please do so. Share success stories with the elected officials and thank them for their support of the Trust Fund.

Kiser is familiar with Scott County and that they hold two funding rounds and thinks that four rounds a year is unheard of.

McCabe also noted she didn't talk about it today, but Commissioner Rocklin was the Iowa City champion for the local option sales tax and now millions of dollars will be coming into housing. Rocklin highlighted the work of Bird and DeRoo and noted 85% of the community vote for it and that is a great statement about Iowa City's values.

Kiche noted McCabe talked of challenges and one of them is having the developers buy into affordable housing. How is the HTFJC approaching issues of incentives and other things that they can do to make more developers get on board? Is there any research into how to create housing development through new developers. He noted some organizations work with the high schools training and building houses, the community student builds, is that an area or gap they can work with? McCabe noted they have doubled or tripled the amount of money that people can get per project just in the last year so that's important to try to draw developers into it. They worked with the Greater Iowa City, Inc, and they also had a panel sponsored by that group present to developers how to pencil out a project.

Kiche asked could there be a subsidy or something done to encourage them to do these developments. McCabe noted that is essentially what they're doing. They are subsidizing the rent for developers building new units. McCabe stated they will continue working on their relationships with the developers but do know the results will come from developers who are already committed to affordable housing.

#### **STAFF & COMMISSION UPDATES:**

Thul noted they are getting back on track with a typical funding schedule and will have two opportunities with the application opening in December that will be due in January. These opportunities will be the Non-Legacy Aid to Agencies and CDBG Competitive Funding for FY27. Thul will share a tentative calendar of the funding schedule with Commissioners at the December meeting. Thul also noted they had hoped that maybe the federal budget situation would be a little more clear at this point but unfortunately it is not. Congress passed a continuing resolution that goes through January, so the plan is to proceed with the normal schedule but in the applicant guide for CDBG funds, it will be stated that any awards could be subject to change. She reminded everyone last year for the same budget reasons, they delayed the application and did a funding round in the summer instead. That was not ideal for applicants so this year they are going to stick to the normal schedule and provide the funding caveats. The Non-Legacy Aid to Agencies is local money, but Thul reminded all that this will be the last of the Non-Legacy funding rounds and then the system will change for FY28 when all competitive funding is shifted through United Way's Joint Application.

Thul noted that at the last meeting, the Commission expressed interest in having the City's housing inspections staff come to a meeting. That will be on the agenda for December.

Thul also wanted to thank Commissioner Rocklin for all the work on LOST. That's estimated to bring in an estimated \$14 million annually in Iowa City, 25% of which is earmarked for affordable housing, so that's about \$3.5 million a year of funds without those federal restrictions they discussed earlier. That's a really exciting opportunity to do some great things in affordable housing.

Vogel asked if it had been decided how that will be earmarked. Thul explained that it has not been decided. Next July is when it starts accruing so there will be discussions between now and then on how that's allocated. Rocklin added that it won't necessarily be a one-time kind of decision, it's going to be in the annual budget. Thul will plan to keep Commissioners posted on what opportunities there are for public input.

Dennis highlighted a press release from the Housing Authority. They are trying to implement a program to provide landlords with some financial incentives to accept Housing Choice Vouchers. Dennis noted that landlords can use the Housing Authority's time tested tenant selection procedures to get some really good tenants who stay for a long time. Turnover for any landlord is expensive. Vogel added they're offering \$1,000 for leasing to an adult household, or \$2,000 for leasing to a household with children. It is a limited time pilot program for only as long as they have funds. Vogel noted it's a nice step towards the Affordable Housing Committee recommendations from a few years ago to expand these incentives to other landlords.

Thul stated the next meeting is on December 15, however, the January meeting falls on Martin Luther King Jr. Day, so the January meeting will be held the 4th Monday on the 26th instead of the third Monday.

**ADJOURNMENT:**

Dennis moved to adjourn, Kiche seconded the motion and a vote was taken and the motion passed 6-0.

Housing and Community  
 Development Commission  
 Attendance Record 2024-2025

Name	Terms Exp.	8/19	9/16	10/21	3/24	4/21	5/19	6/16	7/21	8/18	9/15	11/17
<b>Aruani, Marcelo</b>	6/30/27	--	--	--	--	--	--	--	--	--	--	P
<b>Balde, Daouda</b>	6/30/27	A	A	P	A	A	D	D	D	D	D	D
<b>Borgen, Horacio</b>	6/30/25	P	A	A	P	P (zoom)	A	P	--	--	--	--
<b>Dennis, Maryann</b>	6/30/28	P	P	P	P	P	P	P	P	P	P	P
<b>Kiche, Amos</b>	6/30/28	--	--	--	P	P	P	P	P	P	P	P
<b>Kiser, Stacy</b>	6/30/27	--	--	--	--	--	--	--	--	--	--	P
<b>Kivarkis, George</b>	6/30/27	P	P	A	P	P	P	P (zoom)	P (zoom)	*	*	*
<b>Krotz, Karol</b>	6/30/27	A	P	P	A	A	P	P	A	A	*	*
<b>Murray, Sarah</b>	6/30/26	--	--	--	--	--	--	--	P	P	P	A
<b>Patel, Kiran</b>	6/30/26	P	P	P	*	*	*	*	*	*	*	*
<b>Pierce, James</b>	6/30/26	A	P	A	*	*	*	*	*	*	*	*
<b>Rocklin, Thomas</b>	6/30/28	--	--	--	--	--	--	--	P	P	P	P
<b>Szecsei, Denise</b>	6/30/25	P	A	P	*	*	*	*	*	*	*	*
<b>Vogel, Kyle</b>	6/30/26	P	P	P	P	P	P	P	P	P	P	P

Key:

- P = Present
- A = Absent
- \* = Resigned
- = Vacant
- D = Discharged



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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January 6, 2026

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Library Board of Trustees: November 20

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Attachments: [Library Board of Trustees: November 20](#)

# Iowa City Public Library Board of Trustees

## Meeting Minutes

November 20, 2025  
2nd Floor – Boardroom  
Regular Meeting - 5:00 PM

**FINAL**

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Robin Paetzold - President	Bonnie Boothroy	John Raeburn
Joseph Massa – Vice President	Ellen Fox	Cory Schweigel-Skeers
Claire Matthews - Secretary	Kelcey Patrick-Ferree	Kalmia Strong

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**Members Present:** Bonnie Boothroy, Ellen Fox, Joseph Massa, Robin Paetzold, Kelcey Patrick-Ferree, John Raeburn, Corey Schweigel-Skeers, Kalmia Strong.

**Members Absent:** Claire Matthews.

**Staff Present:** Sam Helmick, Anne Mangano, Brent Palmer, Jason Paulios, Angie Pilkington, Jen Royer.

**Guests Present:** Isela Catania, Jack Huberty, Joe Huberty, & Aurora Michael-Caceres.

### Call Meeting to Order.

Paetzold called the meeting to order at 5:00 pm. A quorum was present.

### Approval of November 20, 2025 Board Meeting Agenda.

Boothroy made a motion to approve the November 20, 2025 Board Meeting Agenda. Fox seconded. Motion passed 8/0.

### Public Discussion.

None.

### Items to be Discussed.

#### Building and Carpet Discussion with Engberg Anderson.

Mangano introduced Joe Huberty, Principal Architect at Engberg Anderson and the original building architect in 2004. Mangano introduced Isela Catania, Senior Associate and Interior Designer at Engberg Anderson. Mangano shared Huberty and Catania would discuss the upcoming carpet replacement project and future facility plan.

Huberty and Catania shared a presentation on Zoom. Catania shared the scope of the carpet replacement project and shared a map of the public areas in the building where flooring would be replaced. Catania noted Iowa City Public Library is a highly trafficked building and after 20 years of carpet use, the replacement carpet should have equivalent quality and value to last another 20 years. Catania felt more resilient flooring was needed in the Teen Room, 2<sup>nd</sup> floor vending area, and Story Time Room. Catania shared pictures of carpet samples and explained staff selected a biophilic pattern with natural and organic elements to connect to nature. Catania showed examples of how the various shades of blue and grey carpet tiles could transition throughout the building. Mangano displayed the real carpet samples in the Board Room.

Paetzold asked what the lifespan of the selected carpet was. Catania said the manufacturer's standard is 10-15 years. Fox asked about the lifespan of luxury vinyl tile. Isela said the same, and it is important to make sure that the flooring is maintained per the manufacturer's recommendations. Noting, if it is not cleaned or maintained it will break down. Paetzold asked how large the carpet tiles were. Catania said the samples in the Boardroom were the exact size that would be used. Catania said the tiles staff selected had a larger surface area, would hide traffic, and be easy for staff to maintain. Schweigel-Skeers asked how long it had been since the computer perimeter had changed and asked if it was expected to be static. Mangano shared part of the carpet replacement project included replacing the computer furniture, and she hoped the furniture would last 15-20 years. Paulios said a constraint is the location of the data and electric ports. Paetzold asked if Brad Gehrke, Building Manager, had any concerns. Mangano said Gehrke has been part of the process and is happy with the selection.

Huberty discussed the phasing of the project. Huberty said it was important to take into consideration avoiding offsite storage (for costs), minimizing the time in which the building would be out of commission (for patrons), and working to allow controlled access (for staff). Huberty said it was important to make sure patrons were aware of the project, stating it would be noisy. Huberty showed diagrams of the phasing which balanced all three considerations and worked on specific sections of the building at a time. Phase 1 involves moving the collection and furniture by compressing it to make room for work to be done. In this phase, it will be possible for staff to retrieve library materials, but access will be minimal. Phase 2 is when demolition occurs; the carpet will be removed, and the cement floor will be grinded smooth. This phase will be noisy, last 3-4 days, and is required for the warranty of the carpet. Phase 3 is carpet installation. During the phases, partitions will be installed to separate patrons from demolition zones and control dust. These phases will be repeated in different sections of the building, and the work will begin on the 2<sup>nd</sup> floor first. Meeting Room A will be utilized for multiple purposes throughout the project. Huberty shared the first floor of the building is more challenging and there will be a short period of time when the building will be closed.

Massa asked what a typical contractors' schedule would be like. Huberty said typical shifts begin at 6:30 AM and are done by 3 PM, with attempts to balance noisy activities very early in the morning to mitigate impact on patrons. Paetzold asked if there would be air quality concerns for staff. Huberty shared air

quality is a concern when grinding and moving shelves. Huberty said work areas would be partitioned with plastic sheeting, and air filters would need to be changed when each section of the project is completed.

Catania shared slides for new computer tables and said staff preferred to move towards a benching system and maintain 40 computer stations.

Huberty then shared statistical trends and peer library comparison data. Iowa City Public Library is first in its peer group in large Iowa libraries in terms of circulation, programming, and building use. ICPL has the most dense use per square foot in Iowa, doing all its services with only one downtown location and one bookmobile. Huberty said there is a reason the building feels strained. Huberty shared the number of computer stations for patrons was working well. Huberty identified ways in which the building could be improved such as adding more meeting room space, a larger children's room with lower shelving, having bookmobile parking, more staff workspace in the Community & Access Services department, a larger teen room, updating worn furniture, and updating staff work areas as workflows change from paper to digital models. Huberty said the nonfiction collection has seen a shift in use as people regularly access how-to information online.

Huberty presented trends in public libraries and emphasized the importance of adaptable spaces to accommodate growth. Huberty felt in the next ten years, the Iowa City Public Library would need at least an additional 5,000 - 6,000 square feet in the building to accommodate an expected population growth of 100,000 people in Iowa City. This growth will add pressure to the building, and Huberty proposed adding 12,000 – 13,000 additional sq foot, which would be the maximum the downtown site could accommodate. Huberty said the community would need to look for other locations in the city for a branch in the future.

Patrick-Ferree observed there were no restrooms or nursing rooms in his presentation. Huberty shared there were wellness rooms identified, two in the public zone and in the staff zone. Huberty said public restrooms are driven by state code, and there could be allocated space for gender neutral restrooms. Paetzold noted that Huberty said ICPL is undersized for its usage, and asked what is the critical point where services start to significantly deteriorate? Huberty said ICPL has crossed that threshold in the Teen Room and Children's Room.

Huberty showed a map of Iowa City noting that the average travel times to get to the downtown location was currently 10-15 minutes. As Iowa City grows, the projected travel time to get to the library will also increase, deterring patrons from the downtown location, especially as the North and Southeast neighborhoods grow. Huberty said the bookmobile does bridge some of the gaps for patrons, and staff have made a significant effort to identify neighborhoods for stops. The bookmobile's flexibility is wonderful, but there are limits, noting it can't be somewhere all day every day. Huberty suggested that in ten years the library should be thinking of adding a branch. Mangano said the City of Iowa City anticipates Iowa City growing in the Scott Blvd. area. Paetzold felt adding a branch would be a significant

challenge.

Huberty presented a diagram to help solve the current shortfalls in the building. Huberty proposed expanding the Children's Room to take over more of the first floor with its own large meeting room.

Fox exited the meeting at 6:29 PM.

Huberty proposed combining meeting rooms A, B, & C for a larger meeting space. He also proposed adding more meeting room spaces on the 2nd floor amongst the fiction and nonfiction collections, Teen Room, Digital Media Lab, Page Station, and study rooms.

Fox entered the meeting at 6:33 PM.

Huberty proposed adding a garage for the bookmobile in the existing staff break room. He also proposed adding a third-floor event space with a stage to seat 250 people, a green roof, a terrace, space for storage, restrooms, a refreshment zone, and a reading room.

Mangano requested trustees to send her feedback on the presentation. Mangano shared that Huberty & Catania would also present at staff Inservice Day.

Patrick-Ferree asked if calm sensory spaces were in the proposed plan. Huberty said a study room space could be used for this function. Paetzold asked if the presented design showed a reduction in the adult collection. Huberty agreed and shared the children's collection would grow and aspects of the adult collection (such as how-to nonfiction) would shrink. Paetzold asked if that was the only collection reduction proposed. Huberty said the proposal is looking ahead over the next ten years, and that it is loosely arranged, with most of the merchandising on the first floor. Huberty shared the adult collection is the size of the marketplace, music, and DVD collection now. Huberty imagined the collection would take on new formats over the next ten years as patron use and technologies would change, noting the importance of a community-specific approach. Mangano said there was not enough space for the current adult fiction and children's collection to breathe, noting materials are often weeded and Huberty's proposal would give space for the collection to grow. Mangano felt a marketplace on the first floor would allow staff to create displays to bring patrons upstairs. Paetzold asked if longer circulation periods would help with that. Fox felt longer circulation periods would result in longer waiting times. Paetzold said during the pandemic patrons were asked not to return their library materials because there wasn't enough space for the entire collection in the building. Mangano said this might need to happen again during the carpet replacement project. Huberty said the slides presented at the meeting could be made available to the trustees.

Paetzold proposed adjusting the November Library Board Meeting Agenda due to time constraints. There was consensus amongst the trustees.

**Policy Review: 101 Bylaws.** None. Item moved to December meeting.

**Policy Review: 601 Collection Development.** None. Item moved to December meeting.

**Advocacy Statement.**

Patrick-Ferree said the background information was not intended to be part of the draft and asked for feedback and a vote. Patrick-Ferree noted an injunction had been issued, and it was now prohibited to move the collection to Des Moines, at the moment. The injunction is based on a statute that requires the State Historical Society to have an Iowa City location; the state however could change what the statute says. Due to this possibility, Patrick-Ferree felt it was important to get a statement out soon.

Massa clarified that the other document in the packet was the City Council's statement. Raeburn said the statement Patrick-Ferree presented was very convincing and felt the Library Board should accept it right away. Raeburn made a motion to approve the statement on the closing of the Iowa City location of the State Historical Society. Schweigel-Skeers seconded.

Paetzold asked how the statement should be distributed. Patrick-Ferree said in the way that other board statements have been distributed, such as on the library website with the advocacy statements. Paetzold asked if the working group discussed other media outlets. Patrick-Ferree said the working group did not discuss it but felt a press release was a good idea.

Motion passed 8/0.

## **Staff Reports.**

### **Director's Report.**

Mangano shared she and Royer would meet with the City Manager's office to review the FY27 budget request. Mangano said she received state and local RSVPs for the Legislator's Reception on December 1<sup>st</sup>. Mangano also reminded trustees about Inservice Day, noting Royer shared the agenda.

**Departmental Reports: Adult Services.** None.

**Community & Access Services.** None.

**Development Report.** None.

**President's Report.** None.

## **Announcements from Members.**

Fox asked if there were estimates for the Book Gala fundraising event at Prairie Lights. Mangano didn't have data but said it was the busiest Book Gala so far and compared it to the weekend before Christmas.

**Foundation Updates.** None.

**Advocacy Updates.** None.

## **Communications.**

**News Articles.** None.

## **Consent Agenda.**

**Approve Minutes of the Library Board of Trustees October 23, 2025, Regular Meeting.**

**Approve Disbursements for October 2025.**

Patrick-Ferree made a motion to approve the Consent Agenda. Massa seconded. Motion passed 8/0.

## **Set Agenda Order for December Meeting.**

There was discussion about which items to keep on the December agenda. It was determined that the continuing education portion scheduled for December should be moved to January. The December meeting should include reviewing the following policies: 703 Recording & Streaming, 101 Bylaws, and 601 Collection Development.

**Adjournment.** Fox made a motion to adjourn the meeting. Strong seconded. Motion passed 8/0. The meeting adjourned at 7:01 pm.

Respectfully submitted,

Jen Royer



**Board of Commissions: ICPL Board of Trustees  
Attendance Record**

Name	Term Expiration	12/19/2024	1/23/2025	2/27/2025	3/27/2025	4/3/2025	4/24/2025	5/22/2025	6/26/2025	7/24/2025	8/28/2025	9/4/2025	9/25/2025	10/23/2025	11/20/2025	12/18/2025
Boothroy, Bonnie	6/30/2029	X	OE	X	X	X	X	OE	X	X	X	X	X	X	X	X
Fox, Ellen	6/30/2027												X	X	X	X
Johnk, DJ	6/30/2025	OE	OE	X	X	OE	X	X	OE	TE	TE	TE	TE	TE	TE	TE
Massa, Joseph	6/30/2027	X	X	X	X	X	X	OE	X	X	X	X	X	OE	X	X
Matthews, Claire	6/30/2023	O	X	X	X	X	X	OE	O	X	X	X	X	X	OE	X
Paetzold, Robin	6/30/2023	OE	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Patrick-Ferree, Kelcey	6/30/2031									X	X	X	X	X	X	X
Raeburn, John	6/30/2027	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Rocklin, Tom	6/30/2025	X	X	X	X	X	X	OE	X	TE	TE	TE	TE	TE	TE	TE
Schweigel-Skeers, Cory	6/30/2031									X	X	X	X	X	X	X
Shultz, Hannah	6/30/2025	X	OE	X	OE	X	X	X	X	TE	TE	TE	TE	TE	TE	TE
Stevenson, Daniel	6/30/2027	X	X	X	OE	X	X	X	OE	X	R	R	R	R	R	R
Strong, Kalmia	6/30/2031									X	X	X	X	OE	X	X

**KEY:**

- X Present
- O Absent
- OE Excused Absence
- NM No Meeting Held
- R Resigned
- TE Term Expired



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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January 6, 2026

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Public Art Advisory Committee: November 6 [See Recommendation]

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Attachments: [Public Art Advisory Committee: November 6 \[See Recommendation\]](#)



# CITY OF IOWA CITY MEMORANDUM

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Date: December 11, 2025  
To: Mayor and City Council  
From: Rachel Kilburg Varley, Public Art Coordinator  
Re: Recommendation from Public Art Advisory Committee

At their November 6, 2025 meeting, the Public Art Advisory Committee made the following recommendation to the Iowa City Rules Committee:

**Finer moved, Jung seconded a motion to approve the revised Public Art Advisory Committee By-Laws, for review and recommended approval by the Iowa City Rules Committee. Motion passed (6-0).**

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**Additional action (check one)**

- No further action needed  
 Board or Commission is requesting Council direction  
 Agenda item was prepared by staff for Council action

**Minutes**  
**Public Art Advisory Committee**  
**November 6, 2025**  
**Emma J. Harvat Hall**

**Public Art Advisory Committee**

**Members Present:** Andrea Truitt, Ron Knoche, Juli Seydell Johnson, Anita Jung, Sophie Donta, Leslie Finer

**Members Absent:** Nate Sullivan, Stephanie Brunia

**Staff present:** Rachel Kilburg Varley, LaTasha DeLoach (Iowa City Senior Center)

**Public Present:** None

**Call to Order**

Truitt called the meeting to order at 3:35 p.m.

**Public Discussion of Any Item Not on the Agenda**

None.

**Recommendations to City Council**

Review amended Public Art Advisory Committee By-Laws by the Iowa City Rules Committee and consider recommendation for approval to full City Council

**Consider minutes of the July 10, 2025 PAAC meeting.**

Johnson moved and Donta seconded that the minutes from the October 2, 2025 meeting be approved. Motion passed (6-0).

**Review & Consider Old Post Office Gallery at the Senior Center**

Staff presented the proposed Old Post Office Gallery at the Senior Center exhibition program, including the proposed policy and procedure included in the agenda packet. Additionally, staff presented the “Parables of the Future” Afrofuturism community mural project proposed as part of the first exhibition in January – February 2026 celebrating Black History Month. \$2,000 in public art funding is requested to support the community mural supplies.

DeLoach responded to questions from the Committee about the opening exhibition and community mural. Knoche asked about the existing exhibit space condition and capabilities and staff shared that separate funding has been secured to make some improvements to the space to better outfit it for ongoing exhibitions.

Jung asked for clarification on the PAAC’s role in the partnership. Staff shared that the Public Art Program’s role would be to manage the Call for Artists and selection process and that the Senior Center staff would take over coordination for implementation of the

exhibitions after selections are made. Additionally, the PAAC would determine whether to offer the New + Emerging Artist Mentorship round each year, and budget the stipends accordingly, if yes. The annual calendar of exhibitions will be coordinated jointly between the Senior Center and Public Art Coordinator based on planned/known or themed exhibition periods and periods which will be filled with artists from the General Call for Artists.

Finer asked about operations and logistics going forward. Staff provided some detail on next steps to issue a call for artists and the communications and outreach collateral that need to be created to promote the gallery space and artist exhibition opportunities.

Jung asked where Public Art funding will come from to support the project. Staff noted that the \$2,000 to support the community mural could come from the FY26 Public Art Opportunity Fund and that the \$250 for the potential Emerging Artist round each year would be carved out from the same.

The Committee discussed the possibility of requesting a portion of sales commission be remitted to the Public Art Committee but ultimately decided against it since the bulk of the administrative and cost burden for operating the gallery program falls on the Senior Center.

Donta moved to adopt the proposed Senior Center Art Gallery policy and procedure documents as written, Finer seconded. Motion passed (6-0).

Finer motioned to support the proposed Afrofuturism community mural project with \$2,000 in Public Art funding, Donta seconded. Motion passed (6-0).

### **Consider By-Laws Amendment Revising Membership**

Per the FY25-30 Public Art Strategic Plan, which includes an action item to establish a formal public art relationship with the University of Iowa, staff presented an amendment to the Public Art Advisory Committee By-Laws to convert one At-large seat to an ex-officio seat to be held by the University of Iowa, specifically a staff member with professional or administrative experience related to publicly-accessible art on campus.

Committee members expressed the importance of close coordination and collaboration with the University of Iowa and their publicly-accessible art collection. The Committee discussed the appropriate balance between At-large, art or design professionals, and ex-officio seats. The Committee proposed changing the proposed amendment to: "The Public Art Advisory Committee shall consist of nine (9) members, six of whom shall be appointed by the City Council. Of the six appointees, at least two (2) shall be art or design professionals. Three (3) members shall be ex officio and shall be one (1) staff representative from and appointed by the University of Iowa with professional or administrative authority related to public art, campus planning, and/or campus enhancement; and one (1) staff representative from each of the Departments of Public

Works and Parks & Recreation. All appointed members of the Committee shall be qualified electors of the City of Iowa City, Iowa.”

Finer moved to approve as amended, Jung seconded. Motion passed (6-0).

### **Staff Updates**

Staff shared that Susan Thompson and Aaron Mosely were appointed to the Committee, with terms beginning January 1, 2026.

Staff also shared they have begun working with the City Attorney’s Office to address the Strategic Plan item to update a policy on decommissioning of public artworks. Additionally, staff is working with the Iowa City Downtown District to reactivate downtown public art map using the Hello Lamp Post software.

Jung asked for an update on the Arts Alliance Feasibility Study. Staff shared that the next Steering Committee meeting is still underway and the consultant is working towards a recommendation, which they will present to the Steering Committee later in November with a final report anticipated in December.

### **Old or New Business**

None.

### **Adjournment**

Knoche moved to adjourn. Johnson seconded. Motion passed (6-0).

**Public Art Advisory Committee  
Attendance Record  
2024-2025**

Name	Term Expires	10/3/24	11/7/24	12/5/24	2/6/25	3/6/25	4/3/25	5/1/25	6/5/25	7/10/25	9/4/25	10/2/25	11/6/25
Ron Knoche	N/A	X	X*	X	X*	X	X*	X	X	X	X*	X*	X
Juli Seydell-Johnson	N/A	X*	X	X	X	X	X	X*	X	---	X*	X	X
Steve Miller	12/31/23	---	---	---	---	---	---	---	---	---	---	---	---
Eddie Boyken	12/31/24	---	---	---	---	---	---	---	---	---	---	---	---
Andrea Truitt	12/31/25	X	X	X	X	X	X	X	X	X	X	X	X
Anita Jung	6/30/23	O	X	X	O	O	O	O/E	O/E	X	X	X	X
Jenny Gringer	12/31/23	---	---	---	---	---	---	---	---	---	---	---	---
Jeremy Endsley	12/31/25	O/E	X	O/E	X	X	O/E	---	---	---	---	---	---
Nate Sullivan	6/30/26	X	O/E	O/E	X	O/E	X	X	O/E	X	X	O/E	O/E
Leslie Finer	12/31/26	X	X	X	X	X	X	X	X	X	X	O/E	X
Rachel Kinker	12/31/27	X	O/E	X	X	O/E	X	X	X	X	X	X	---
Sophie Donta	12/31/26	---	X	X	O/E	X	X	X	X	X	O/E	X	X
Stephanie Brunia	12/31/25	---	---	---	---	---	---	---	---	X	X	X	O/E

Key:

- X = Present
- X\* = Delegate attended
- O = Absent
- O/E = Absent/Excused
- = Not a member



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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January 6, 2026

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Resolution establishing a schedule of fees for Parks and Recreation services and programming and rescinding Resolution No. 25-36.

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Prepared By: Susan Dulek, First Ass't. City Attorney  
Reviewed By: Geoff Fruin, City Manager  
Juli Seydell Johnson, Parks & Rec Director  
Brad Barker, Recreation Superintendent

Fiscal Impact: none

Staff Recommendation: Approval

Commission Recommendations: Parks & Recreation Commission recommended approval at its 10/8/25 meeting

Attachments: [FY27 Fees and Charges agenda item memo](#)  
[Parks & Rec Comm Minutes 10-08-2025 Approved Resolution](#)  
[Rec Fees FY27](#)

**Executive Summary:**

The City Code requires City Council to set park and recreation fees after receiving a recommendation from the Parks & Rec. Commission. The Commission recommends increasing two fees for the year beginning May 1, 2026, the late/no show fee for Farmer's Market vendors and the daily pool pass rate.



Date: October 1, 2025  
To: Iowa City Parks and Recreation Commission  
Cc: Juli Seydell Johnson, Director of Parks & Recreation  
From: Brad Barker, Recreation Superintendent  
Re: Parks and Recreation Fees and Charges

**Commission Role:**

Provide review and recommendations

**Background:**

City Code requires the Parks and Recreation Department to submit a schedule of fees and charges every year for approval by City Council. The Parks and Recreation Commission annually reviews and recommends approval of fees and charges for all Parks and Recreation Department services and programs.

Fees were last approved for an increase in FY26. Staff generally will suggest fees be considered for an increase every other year. Resultingly, FY27 will be a year in which staff will recommend no fee increases with the exception of the items noted below.

Notable variations to the proposed user fee schedule include:

- Farmers Market:
  - Vendor no-shows and late withdrawals is a pervasive issue that impacts the market through vacant stalls and lost revenue. Vendors that don't fulfill their commitment to be at the market and communicate intention for absence detracts from the ability of waitlist vendors to have the opportunity to vend. Staff recommends a \$100 refundable deposit be collected from each vendor prior to stall assignment for the season. For each no-show or late withdrawal, as outlined by the Farmers Market Vendor policy, the vendor will have \$25 withheld from their deposit. \$25 is the current stall fee. The remaining balance will be refunded at the end of the season.
- Aquatics
  - The daily admission rate of \$4 per visit to Iowa City's swimming pools has not been modified since the early 2010's. However, pool pass rates have continued to rise incrementally with each Council-approved fee schedule increase. Staff recommends that the daily admission fee be changed from \$4 to \$5 as well as the 10-visit pass from \$32 to \$40.

**IOWA CITY PARKS & RECREATION COMMISSION  
MINUTES OF OCTOBER 8, 2025  
ROBERT A. LEE RECREATION CENTER – MEETING ROOM B**

**APPROVED**

**Members Present:** Connie Moore, Brian Morelli, Virginia Hayes, Michael Gaunt, Jeff Mallory, Alex Stanton

**Members Absent:** Missie Forbes, Rachel McPherson, Caleb Recker,

**Staff Present:** Juli Seydell Johnson, Tyler Baird, Brad Barker, Gabe Gotera, Caylea Housh

**Others Present:** Anne Jensen

**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):

**Moved by Stanton, seconded by Morelli, to recommend moving forward with the plan proposed by staff for City Park Pool operations. Motion passed 6-0 (Forbes, McPherson, and Recker absent).**

**Moved by Stanton, seconded by Mallory, to recommend approving the FY27 Recreation Fees and Charges as presented. Motion passed 6-0 (Forbes, McPherson, and Recker absent).**

**OTHER FORMAL ACTION:**

**Moved by Gaunt, seconded by Morelli, to approve the September 10, 2025, minutes. Motion passed 5-0 (Forbes, Mallory, McPherson, and Recker absent).**

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

None

## **CITY PARK POOL OPERATIONS – Superintendent Brad Barker and Program Supervisor Caylea Housh**

Dir. Seydell Johnson introduces Superintendent Barker and Program Supervisor Housh, who will be discussing the operations for City Park Pool. Seydell Johnson clarifies that tonight will create the base that the hours, rules, and fees will be built up from.

Supt. Barker compares the proposed hours of operation to that of past years. Barker explains that having three different pools would give a lot of options with how staff can program the space but clarifies that the intent is to have City Park Pool open to the public as much as possible, within the reason of budget and staff allocations. Barker highlights the following major changes:

- The Activity Pool will be a 0-depth-entry and will be the space getting use most from the younger crowds at the pool. Open swim is proposed for 1 – 8 p.m. on most days for consistency but would close at 5 p.m. on Tuesdays and Thursdays due to swimming lessons. In past years, the pool opened for lap swim at 1 p.m. on week days, 11 a.m. on Sundays, and closed earlier on Saturdays due to pool rentals.
- The Deep Pool will be the diving well and has proposed hours similar to the Activity Pool. The Deep Pool would have open swim from 1 – 8 p.m. on Monday, Wednesday, Friday, Saturday, and Sunday. The Deep Pool would also close at 5 p.m. for swim lessons on Tuesdays and Thursdays.
- The Lap Pool would have more varied hours of operations and would resemble the lap lane swim hours that were offered previously. The Lap Pool will open for lap swim from 6:15 – 9 a.m., close for swim lessons, and continue lap swim from 11:45 a.m. – 2 p.m. This would provide an additional 45 minutes of public lap swim every day. The Lap Pool would transition to Open Swim at 2 p.m. but would keep two 50m lanes open for exclusively lap swimming. This adds up to 46 additional hours each week where there are at least two 50m lap lanes available to the public.
- Barker explains that there are blocks on the schedule where the pool appears closed but clarifies that this is to keep options available to staff for recreation programming.

Supt. Barker explains that staff are currently in the midst of FY27 budget planning, and that what is possible for hours of operation are dependent on resource and staff allocation. All considered, staff feels comfortable that there will be enough funding to open with the hours proposed. This first season will certainly be an opportunity for staff to see what does and doesn't work in the new facility.

Supt. Barker says that there will likely be pre and post season hours. Barker explains that the regular season would be considered when the school district is out for the summer and kids have availability to go to the pool. Pre and post season hours would consist of reduced open swim hours and increased lap swim hours during the week. The weekend hours would typically remain unchanged.

Supt. Barker says that a question was received about keeping the Activity Pool open for water walking in the morning. Barker explains that the proposed hours would see the Activity Pool being used for swim lesson in the mornings but clarifies that the Lap Pool could be used for

water walking during lap swim hours. The Lap Pool was designed to be shallow enough so that patrons can utilize the 50 m pool for either water walking or lap swimming.

Vice Chair Morelli notes that there is a block in the middle of the day from 11:45 a.m. – 1 p.m., where the Activity Pool is closed while the Lap Pool remains open. Morelli asks why the Activity Pool is closed for this period when the larger facility is open. Supt. Barker responds that it is due to the amount of lifeguard staff necessary to cover an additional pool for an additional hour and a quarter. Barker notes that this would be consistent with previous year's open swim schedule, opening at 1 p.m. Barker clarifies that this does not rule out the possibility of additional hours down the line, if there is enough demand. Barker notes that staff is wanting to keep the 1p.m. opening time consistent, allowing staff to tell the public that the entire facility opens at 1 p.m. The Lap Pool would have one more hour before four lanes transition to open swim at 2 p.m. Commissioner Stanton asks this one hour difference would make scheduling a headache for the lifeguard staff. Program Supervisor Housh expects it to be easy because this would be consistent with how lap swim operated in the past. Housh says that it may take some time for the lifeguards to acclimate, but that the lifeguards will be trained to reference the different hours for the different pools.

Commissioner Mallory arrives at 5:10 p.m.

Supt. Barker goes over the pool rules which are available in Arabic, English, French, Mandarin, and Spanish. The rules are consistent across all three city pools to make it easier for patrons to know that it is the same expectations for behavior no matter the location. This also makes it easier on lifeguard staff who work at multiple locations.

Supt. Barker goes over the following updates to the general pool rules that will take effect next season:

- Previously, only children 7<sup>th</sup> grade and up were allowed to be at the pool unattended. This has changed to also include 6<sup>th</sup> graders. This change is after Southeast Junior High started teaching the 6<sup>th</sup> grade. The rec center rules have already been updated to allow 6<sup>th</sup> graders to have rec center facility passes.
- There will not be rentals of the entire facility. Previously, City Park Pool would close at 5 p.m. on Saturday evenings for any pool rentals, sometimes to the disdain of the public looking to swim. Now, the 5 – 8 p.m. slot on Saturdays will be for public open swim.
- The lap lanes can be rented out to organized swim groups. Some examples would include iFly, the Iowa City Community School District, and Iowa City Eels. The exact parameters are lane rentals are only during lap swim time when there are six lanes available. Only one group can rent lanes at a time, and each group can reserve a maximum of two lanes.
- The Deep Pool may be available for rental during the morning hours, if there is no programming scheduled, such as a water fitness class. This would happen during lap swim time, adding a new guard into the rotation.

Barker explains that this are the new schedule during normal circumstances, clarifying that the Parks and Recreation Director could make some exceptions to the schedule when warranted.

Commissioner Mallory asks, historically, how popular were pool rentals at the old City Park Pool. Program Supervisor Housh says that only half of the rentals offered would get reserved. Housh adds that even if someone reserved the space online, sometimes they would never show up. This wasn't very economically efficient with the lifeguarding staff. Even at indoor pools, rentals would only get reserved about half of the time. Since then, it has been beneficial to have groups reserve a room at an indoor pool and swim during open swim hours. Due to this success, staff are looking to use this model at City Park Pool. People would be able to reserve the multi-purpose room at the new City Park Pool, hang out in a private area, and still get to enjoy the pool. Commissioner Stanton asks for confirmation that a party could just rent an individual room at the pool, as opposed to renting the entire pool. Barker confirms this to be true.

Commissioner Hayes asks if there will still be reduced rates offered for evening swims. Supt. Barker says that this is to be determined. Staff are discussing the options but have not made any decisions yet.

Supt. Barker talks about organized groups and camps at the pool. It was a sore point for the public on Thursday afternoons, when the pool was closed to the public except for organized camps that has pre-registered with the facility. These camps would only be able to come on Thursday afternoons. The idea was that having all camps come on one day increased the enjoyment of the public for the rest of the week. This will change to have the pool open as usual on Thursday afternoons. Now groups and camps can come on any day of the week but will have to pre-register. There will likely be a set percentage of capacity that will accept groups up to that point. This way, it will not be overwhelming on any given day.

Commissioner Stanton asks if a motion is made to use the proposed policies as a framework and if it is found that changes need to be made down the line, would it be brought to the commission to review. Supt. Barker confirms that this is accurate.

Commissioner Mallory, regarding Rule 15, where if there are 15 or less pool users for 60 minutes or more, staff reserve the right to close, asks if this is a new or old rule. Program Supervisor Housh explains that it this has been a rule since at least she was working as lifeguard. Housh says that it doesn't happen often, and that staff try to avoid this. If it does happen, it is typically towards the end of summer when temperature get cooler, children get ready for school, and attendance drops.

**Moved by Stanton, seconded by Morelli, to recommend moving forward with the plan proposed by staff for City Park Pool operations. Motion passed 6-0 (Forbes, McPherson, and Recker absent).**

## **FY27 USER FEES & CHARGES – Superintendent Brad Barker**

Supt. Barker explains that staff typically propose any fee adjustments only every other year, and that for the most part, will be true for FY27. FY26 saw a fee adjustment across the board, while the only adjustments proposed for FY27 are regarding the daily pool admission fee and a deposit fee for farmers market vendors.

Supt. Barker says that if you see any empty stalls at the Farmers Market, it is not for a lack of interest. Typically, these are vendors not showing up, either withdrawing late, or no-call-no-showing. When this happens, staff don't have time to reach out to other vendors that are interested in the spot. This creates the following problems:

- 1) The poor aesthetic of empty stalls make it appear that there is a lack of interest of vendors to come to the market.
- 2) It takes away an opportunity from another vendor that would have been interested in attending.
- 3) It takes away revenue from the both the market and the department.

Typically, staff would collect the \$25 vendor fee on the day of the market. Staff have tried to have vendors pay in advance, but it quickly turns into a weekly puzzle to get the payments beforehand. From both a staffing and vendor perspective, it's easier to collect the fees day of, but if they don't show up, staff is unable to collect their fees. The new idea is to implement a \$100 refundable deposit. For each instance that a vendor no-call-no-shows, staff will take \$25 from the refundable deposit. This allows the market to make revenue and the vendor to have bit more skin in the game. At the end of the season, their remaining deposit balance will be refunded. Barker state that there have been over 100 no-call-no-shows, leading to a couple thousand dollars in lost revenue.

Vice Chair Morelli asks if currently, there are any penalties against someone if they don't show up. Barker explains that the current penalty is that they will have to call in on Wednesday and pay in advance to attend the market. The issue with this is that it depends on staff to be present when they call. From an administration perspective, it would just be easier to take the \$25 from their deposit. If their entire deposit runs dry, they will be taken off the market for the rest of the season.

Supt. Barker explains that staff are looking to increase the daily pool admission fee from \$4 to \$5. The daily pool admission fee of \$4 has not increased since the early 2010s. In the meantime, there have been incremental adjustments to the prices of swim passes, but not the daily fee, as an increase of \$4 to \$5 would be a 25% increase. Typically, staff would not make that large of a price increase, but staff also tries to keep the prices to a flat dollar amount. This way patrons do not have to deal with coins. Staff have found that from an operation perspective, the increase to \$5 is warranted, and when compared to other local options, is still very fair, competitive, and affordable.

Supt. Barker states that the cost of the "10 Punch Pass" would also increase from \$32 to \$40, making it buy eight punches, get two for free.

Vice Chair Morelli asks how much of the fees are a portion of the budget for the pool. Dir. Seydell Johnson says that in 2024, City Park Pool brought in about \$100,000 in revenue and that the expenses were about \$241,000. This makes it under 50%. Seydell Johnson clarifies that this does not take into account season passes.

Vice Chair Morelli asks if the fee would restrict some people from attending. Is there anybody that does not go to the pool due to the costs. Supt. Barker says that he does not know for the people that don't attend, but notes that this was something addressed in the master plan, particularly financial barriers for participation in programs. Staff tries to alleviate this as much as possible. There is the RecAssist program, which would take 50% of the swim passes for those that are income eligible. This would make the 30-day pass basically the cost of a few admissions a month. Barker says that with the daily fee not adjusting for 15 years, he does not see the \$5 fee to be prohibitive to people any more than the \$4 fee was.

Commissioner Stanton asks if the policy to remove someone from the market's season after their deposit is run dry is listed in the market rules. Supt. Barker says that it is not currently, but that it would be in the vendor handbook. The fee adjustment would make it possible to charge the \$100 deposit. Stanton asks if it would be possible for a vendor to reup their deposit and miss more than four markets. Barker says that the larger issue is that the vendor is repeatedly not giving staff the courtesy of saying "I won't be able to make it".

**Moved by Stanton, seconded by Mallory, to recommend approving the FY27 Recreation Fees and Charges as presented. Motion passed 6-0 (Forbes, McPherson, and Recker absent).**

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

Commissioner Hayes leaves at 5:33 p.m.

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

Nothing

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

*Projects:* Supt. Baird announces that the summer park projects are mostly complete. Staff have been communicating with the contractor and are waiting for the delivery of safety surfacing, such as mulch, which would be installed in the parks. Baird says that the projects have turned out nicely, encouraging the commissioners to revisit the park locations that they had toured in May 2025.

*Tree Plantings:* Supt. Baird says that staff have been busy with tree plantings, with only 50-60 trees left to plant in the rights-of-way near Pheasant Hill Park. Baird adds that staff had recently planted 30 trees in the same neighborhood with the support of Big Grove Brewery. They funded

the planting in conjunction with Trees Forever and the Rotary Clubs. Baird notes that Big Grove Brewery has helped the department with multiple projects over the years.

*Parks Maintenance:* Supt. Baird discusses the maintenance on the grounds of the following Parks:

- A new park shelter has been installed in Court Hill Park near the basketball court. The shelter was of a new style. Staff were able to install it smoothly.
- The playground that was previously in Upper City Park has been moved to Lower City Park, near the baseball fields. The playground was moved to make way for the renovated City Park Pool, while keeping the recently new playground equipment still in use. Baird says that he has already heard positive words from visitors using the baseball fields.
- Staff have been busy working on the Athletic Fields at both Napoleon Park and Iowa City Kickers Soccer Park for the Fall sports, including soft ball, baseball, flag football, soccer, and cross country meets.
- One of the parks crews have been working on the bridges in Hickory Hill Park. Some have already been added with another one being added as part of the REAP grant project. The new bridge will be wider than before, allowing for emergency services to get across. This will also make the park more accessible to different areas.

Dir. Seydell Johnson announces that Supt. Baird was chosen to give a presentation at the National Recreation and Park Association conference. Baird presented “Building the Forest Through the Trees”, regarding forestry. Seydell Johnson says that the presentation was well attended and received many good comments from across the country.

### **Recreation Superintendent – Brad Barker**

*Events:* Supt. Barker highlights the following recent and upcoming Recreation events:

- The “Get Outside!” festival was held several weeks prior at Lower City Park. This was the third year the festival was hosted and had great turnout with good weather. The festival is a great opportunity for people to explore different options of outdoor recreation. There were around a dozen different partner groups that partook, each with their own activity.
- On Oct. 12, 2025, at the Terry Trueblood Recreation Area, staff will be hosting an Indigenous Peoples Day Celebration. There will be multiple stages, each with different activities or crafts. The Recreation Division has been working with Great Plains Action Network, from Sioux City, who has helped with financing for music, dancing, and spoken word poetry. The event will require no attendance fee.
- There is a variety of different Halloween events.
  - o The Sensory Scare Fair, an event with sensory friendly Halloween-themed games and activities. This was the second year that the event was held and had around 150 attendees.
  - o The Teen Mystery Night is a type of a dinner theater event.
  - o The Floating Pumpkin Patch, an event held in one of the indoor pools.

- The Halloween Carnival is the Recreation Division's big Halloween event, with usually around 1,200 attendees, most in costume.
- The Halloween Market is a Halloween themed Farmers Market.
- The Tot Monster Mash is an event for young children to come out and play different games and activities on Oct. 31.

Chair Moore asks if there is an itinerary for the Indigenous People Day Celebration. Supt. Barker says that there is a tentative schedule of the different events that staff can send to her.

### **CHAIRS REPORT**

None

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

Commissioner Mallory says that he heard that earlier in the day, there were women who felt unsafe in the woman's locker room at the Robert A. Lee Recreation Center. Dir. Seydell Johnson says that staff are on taking the situation seriously, noting that that morning she had been personally speaking with these women on the subject. Seydell Johnson adds that staff have been in contact with the police department and have additional meetings setup.

Commissioner Stanton thanks Supt. Barker and the larger Parks and Recreation team for hosting the open-meeting training at the Terry Trueblood Lodge. Stanton says that he is excited to attend the upcoming Halloween Carnival, having brought his family in past years.

Vice Chair Morelli says that he watched Parks staff install the shelter in Court Hill Park, noting that it was fun to watch the crews work and that the shelter looks great. Morelli says that it is cool to see all the different events that Recreation hosts, especially ones that encourages people to explore new ways to get outside.

Chair Moore says that she loves Hickory Hill Park and is glad to see the bridges and trails being maintained and improved.

Commissioner Mallory wants to recognize the Robert A. Lee custodian, Spencer, for changing the locks in the men's locker room, allowing for more use of the larger lockers. Mallory says that he spoke to Spencer about it and that it was addressed within two days. Dir. Seydell Johnson thanks Mallory, noting that his appreciation has been passed along to Spencer and the Government Buildings division.

**ADJOURNMENT:**

**Moved by Mallory, seconded by Morelli, to adjourn the meeting at 5:46 p.m. Motion passed 5-0 (Forbes, Hayes, McPherson, and Recker absent).**

**PARKS AND RECREATION COMMISSION  
 ATTENDANCE RECORD**

NAME	TERM EXPIRES	11/13/2024	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
Missie Forbes	12/31/25	O/E	NM	X	NM	X	X	X	NM	O/E	O/E	X	O
Michael Gaunt	12/31/28	*	*	X	NM	X	X	X	NM	X	X	X	X
Virginia Hayes	12/31/27	O/E	NM	X	NM	X	X	O/E	NM	X	X	O/E	X
Jeff Mallory	12/31/28	*	*	X	NM	X	X	O/E	NM	X	O/E	X	X
Rachel McPherson	12/31/26	X	NM	O/E	NM	X	O/E	X	NM	X	X	X	O/E
Connie Moore	12/31/25	X	NM	X	NM	X	X	X	NM	X	X	X	X
Brian Morelli	12/31/25	X	NM	X	NM	X	X	X	NM	X	X	O/E	X
Caleb Recker	12/31/26	X	NM	X	NM	X	O/E	O/E	NM	X	O/E	X	O/E
Alex Stanton	12/31/27	X	NM	O/E	NM	X	X	X	NM	X	O/E	X	X

**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**

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

**Resolution establishing a schedule of fees for Parks and Recreation services and programming and rescinding Resolution No. 25-36.**

Whereas, Section 10-9-5 of the Iowa City Code provides that, "[u]pon recommendation of the Parks and Recreation Commission, all Parks and Recreation fees shall be established by resolution of the City Council"; and

Whereas, the Parks and Recreation Commission has reviewed all fees and is recommending certain increases to be implemented; and

Whereas, City Council last adopted a fee schedule in Resolution No. 25-36; and

Whereas, the attached fee schedule has been approved by the Parks and Recreation Commission; and

Whereas, it is in the public interest to review and occasionally revise said fees.

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

1. The attached schedule of fees for Parks and Recreation services and programming is adopted effective May 1, 2026.
2. Resolution No. 25-36 is rescinded effective May 1, 2026.

Passed and approved this \_\_\_\_\_ day of January, 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  
Parks and Recreation Department**

Cost Center		GL / Revenue Type		FY21 Fee	FY22 Fee	FY23 Fee	FY24 Fee	FY25 Fee	FY26 Fee	FY27 Proposed	% Change
10510214	Farmer's Market	348300	Advertising Fees	1.00	1.00	1.00	1.00	1.00	1.50	1.50	0.0%
10510214	Farmer's Market	363910	Misc. Sale of Merch	5.00	5.00	5.00	5.00-18.00	5.00-18.00	5.55-22.00	5.55-22.00	0.0%
10510214	Farmer's Market	382100	Vendor Fees	10.50-18.50	10.50-18.50	11.00-20.00	11.00-20.00	11.00-20.00	23.5	23.5	0.0%
10510214	Farmer's Market	220110	Refundable Deposit							<b>100.00</b>	<b>New</b>
10520200	Rec. Center Operations	382200	Building/Room Rental								
			-Meeting Room	33.00	33.00	11.00**	12.00**	12.00**	13.00**	13.00	0.0%
			-Social Hall	84.00	84.00	29.00**	30.00**	30.00**	32.00**	32.00	0.0%
			Gymnasium								
			-Full Gym	47.00	47.00	49.00	50.00	50.00	53.00	53.00	0.0%
			-Half Gym	26.00	26.00	27.00	28.00	28.00	30.00	30.00	0.0%
10520200	Rec. Center Operations	382400	Locker Rentals								
			-Daily (coin operation)	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.0%
			-Replacement key	30.00	30.00	35.00	35.00	35.00	45.00	45.00	0.0%
10520264	Scanlon Gym	346100	Admissions								
			-Tot Time	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.0%
10520264	Scanlon Gym	346700	Special Events								
			-Birthday Parties	90.00-106.00	90.00-106.00	130.00^	135.00	135.00	145.00	145.00	0.0%
10520264	Scanlon Gym	382200	Building/Room Rental								
			-Gym	47.00/78.00	47.00/78.00	49.00 / 81.00	50.00 / 83.00	50.00 / 83.00	53.00 / 88.00	53.00 / 88.00	0.0%
			-Mercer Mtg. Room	27.00	27.00	11.00**	12.00**	12.00**	13.00**	13.00	0.0%
			-P&G Room	47.00	47.00	17.00**	18.00**	18.00**	20.00**	20.00	0.0%
			-Wellness room	27.00	27.00	11.00**	12.00**	12.00**	13.00**	13.00	0.0%
			-Gym Sporting Event	41.00/72.00	41.00/72.00	43.00 / 75.00	45.00 / 77.00	45.00 / 77.00	48.00 / 82.00	48.00 / 82.00	0.0%
10520265	Grant Wood Gym	382200	Building/Room Rental	47.00	47.00	49.00	50.00	50.00	53.00	53.00	0.0%
10520430	STEAM, Arts, Nature	346400	Lessons	29.00-50.00	29.00-50.00	30.00-52.00	30.00-55.00^	30.00-55.00^	30.00-60.00^	30.00-60.00	0.0%
10520430	STEAM, Arts, Nature	346300	Potters Studio Pass	220.00	220.00	230.00	235.00	235.00	240.00	240.00	0.0%
10520460	Summer Camp	346400	Lessons	190.00	190.00	195.00	200.00	200/wk	220/wk	220/wk	0.0%
10520200	Aquatics Instruction	346400	Lessons								
			-Red Cross (Group)	22.00-26.00	30.00/session	6.00/lesson	6.00/lesson	6.00/lesson	6.00/lesson	6.00/lesson	0.0%
			-Private (Adaptive)		30.00/session	10 - 20/lesson	10-20/lesson	10-20/lesson	11-22/lesson	11.00 - 22.00/lesson	0.0%
			-Lifeguarding	170.00	170.00	180.00	180.00	180.00	190.00	190.00	0.0%
			-Water Safety Inst. (40 hr)	180.00	180.00	215.00	215.00	215.00	230.00	230.00	0.0%
			-Lifeguard Instructor	230.00	230.00	230.00	240.00	240.00	250.00	250.00	0.0%
			Lifeguard Instructor Recert		100.00	105.00	110.00	110.00	115.00	115.00	0.0%
			-Lifeguarding Recert			150.00	160.00	160.00	170.00	170.00	0.0%
10520530	Water Fitness	346200	-Drop-In			6.00	6.00	6.00	6.00	6.00	0%
10520530	Water Fitness		- 10 Pass Punch Card			16 (4.00/class)	20 (5.00/class)	20 (5.00/class)	20 (5.00/class)	50.00* (5.00/class)	0%
10520541	Rec Center Pool Oper	346100	Admissions	4.00	4.00	4.00	4.00	4.00	4.00	<b>5.00</b>	<b>25.00%</b>
10520541	Rec Center Pool Oper	346200	Punch Pass	32.00	32.00	32.00	32.00	32.00	32.00	<b>40.00</b>	<b>25.00%</b>
10520541	Rec Center Pool Oper	346300	Pool Passes								
			-Annual Pass	227.00-439.00	227.00-439.00	234.00-450.00	234.00-450.00	234.00-450.00	246.00-473.00	246.00-473.00	0.0%
			-30 Day Pass	21.00-39.00	21.00-39.00	22.00-40.00	22.00-40.00	22.00-40.00	23.00-42.00	23.00-42.00	0.0%
10520541	Rec Center Pool Oper	382200	Private Swim Party	78.00	78.00/hour	1.00/1.5hr party	1.00/1.5hr party	1.00/1.5hr party	1.00/1.5hr party	150.00/1.5hr party	0.0%
10520542	Mercer Park Pool Oper	346100	Admissions	4.00	4.00	4.00	4.00	4.00	4.00	<b>5.00</b>	<b>25.00%</b>
10520542	Mercer Park Pool Oper	346200	Punch Pass	32.00	32.00	32.00	32.00	32.00	32.00	<b>40.00</b>	<b>25.00%</b>
10520542	Mercer Park Pool Oper	346300	Pool Passes								
			-Annual	227.00-439.00	227.00-439.00	234.00-450.00	234.00-450.00	234.00-450.00	246.00-473.00	246.00-473.00	0.0%
			-30 Day Pass	21.00-39.00	21.00-39.00	22.00-40.00	22.00-40.00	22.00-40.00	23.00-42.00	23.00-42.00	0.0%
10520542	Mercer Park Pool Oper	382200	Private Swim Party	78.00	78.00/hour	1.00/1.5hr party	1.00/1.5hr party	1.00/1.5hr party	1.00/1.5hr party	150.00/1.5hr party	0.0%
10520543	City Park Pool Oper	346100	Admissions	2.00-4.00	2.00-4.00	2.00-4.00	2.00-4.00	2.00-4.00	4.00	<b>5.00</b>	<b>25.00%</b>
10520543	City Park Pool Oper	346200	Punch Pass	32.00	32.00	32.00	32.00	32.00	32.00	<b>40.00</b>	<b>25.00%</b>
10520543	City Park Pool Oper	346300	Pool Pass								
			-Annual Pass	227.00-439.00	227.00-439.00	234.00-450.00	234.00-450.00	234.00-450.00	246.00-473.00	246.00-473.00	0.0%
			-30 Day Pass	21.00-39.00	21.00-39.00	22.00-40.00	22.00-40.00	22.00-40.00	23.00-42.00	23.00-42.00	0.0%
10520543	City Park Pool Oper	382200	Private Swim Party	225.00	225.00/1.5 hr party	240.00 / 1.5 hr party	240.00 / 1.5 hr party	240.00 / 1.5 hr party	240.00/1.5hr party	150.00/1.5hr party	0.0%
10520620	SPI Clubs and Special Events	346400	Lessons	5.00-26.00	5.00-26.00	5.00-27.00	1.00-35.00^	1.00-35.00^	1.00-37.00^	1.00-37.00	0.0%
10520620	SPI Clubs and Special Events	346700	Special Events	5.00-26.00	5.00-26.00	5.00-27.00	1.00-35.00^	1.00-35.00^	1.00-37.00^	1.00-37.00	0.0%
10520720	Sports & Wellness Programs	346400	Lessons	28.00-55.00	28.00-55.00	29.00-58.00	10.00-60.00	10.00-60.00	10.00-47.5	10.00-47.5	0.0%

\* Changed from a monthly class at \$5 per class to 10 punch pass card at \$5 per class





# CITY OF IOWA CITY COUNCIL ACTION REPORT

January 6, 2026

Resolution accepting the work for the American Legion Road Improvements Project [STP-U-3715(666)--70-52].

Prepared By: Scott Sovers - Assistant City Engineer  
Reviewed By: Jason Havel - City Engineer  
Ron Knoche - Public Works Director  
Geoff Fruin - City Manager  
Liz Craig - Asst City Attorney

Fiscal Impact: None  
Staff Recommendation: Approval  
Attachments: [Engineer's Report](#)  
[Resolution](#)

### Executive Summary:

Work on the project was recently completed by Peterson Contractors, Inc. of Reinbeck, Iowa, in substantial accordance with the plans and specifications. The Engineer's Report is on file with the City Clerk.

Project Estimated Cost:	\$7,850,000.00
Project Bid Received:	\$8,266,747.70
Project Actual Cost:	\$8,437,935.05

There were thirteen (13) change orders on this project. They generally included the following:

- Storm sewer intake modifications
- Telecommunication handhole changes and additional water main appurtenances
- Pressure reducing valve station modifications
- Early completion and PCC pavement thickness incentive payments
- Temporary access grading and surfacing
- Changes to subgrade treatment, additional drain tile and removal of buried structure
- Pedestrian tunnel painting, telecommunications conduit tracer wire and pull rope
- Traffic control modifications

### Background / Analysis:

The project generally included reconstruction of American Legion Road (Scott Boulevard to Taft Avenue) from a rural to an urban roadway with sidewalks. The project also included on-street bike lanes, construction of a single lane roundabout at the American Legion Road and

Scott Boulevard intersection, a pedestrian underpass near the new Hoover School and new public utilities (storm sewer, sanitary sewer, water main and IT facilities).



CITY OF IOWA CITY  
UNESCO CITY OF LITERATURE

## ENGINEER'S REPORT

410 East Washington Street  
Iowa City, Iowa 52240-1826  
319-356-5000 | [www.icgov.org](http://www.icgov.org)

December 30, 2025

City Clerk  
Iowa City, Iowa

Re: American Legion Road Improvements Project [STP-U-3715(666)--70-52]

Dear City Clerk:

I hereby certify that the construction of the American Legion Road Improvements Project has been completed by Peterson Contractors, Inc. of Reinbeck, Iowa in substantial accordance with the plans and specifications prepared by Foth Infrastructure and Environment, LLC.

The project was bid as a unit price contract and the final contract price is \$ 8,437,935.05.

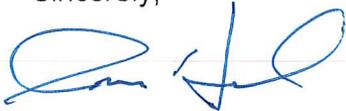
There were thirteen (13) change or extra work orders for the project as described below:

<u>Change Order Description</u>	<u>Net Contract Change</u>
1. PCC pavement mix design change	\$ 0.00
2. Storm sewer intake modification	\$7,054.25
3. Telecommunication vaults, intake top modification, additional traffic control signage, additional water main appurtenances, special compaction of subgrade for recreational trail	\$32,442.78
4. PRV station sump outlet, landscaping rock, sidewalk replacement	\$9,370.46
5. Critical closure incentive payment, PCC pavement cold weather protection	\$25,242.34
6. Temporary access	\$5,616.60
7. Change in 24-inch sanitary sewer main	(\$9,282.00)
8. Temporary access grading, 6-inch tile, removal of buried structure, change in pavement subgrade treatment	\$48,870.93
9. Change in American Legion Road and Taft Avenue intersection construction staging	(\$57,600.00)

10. Watering, mowing, 1-inch water service, fence gate, pedestrian tunnel painting, communication conduit pull tape and tracer wire, replacement of shared use path at pedestrian tunnel	\$73,459.36
11. PCC pavement thickness incentive, liquidated damages, PRV station painting change	\$181,342.22
12. Non-complying material price adjustments	(\$404.90)
13. Quantity adjustments	<u>(\$166,585.63)</u>
TOTAL	<b>\$ 149,526.41</b>

I recommend that the above-referenced improvements be accepted by the City of Iowa City.

Sincerely,



Jason Havel, P.E.  
City Engineer

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

**Resolution accepting the work for the American Legion Road Improvements Project [STP-U-3715(666)--70-52]**

Whereas, the Engineering Division has recommended that the work for construction of the American Legion Road Improvements Project, as included in a contract between the City of Iowa City and Peterson Contractors, Inc. of Reinbeck, Iowa, dated April 8, 2021, be accepted; and

Whereas, the Engineer's Report has been filed in the City Clerk's office; and

Whereas, funds for this project are available in the American Legion Road-Scott Blvd to Taft Ave account # S3854; and

Whereas, the final contract price is \$8,437,935.05.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that said improvements are hereby accepted by the City of Iowa City, Iowa.

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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January 6, 2026

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Resolution authorizing the acquisition of property interests necessary for construction of the 2026 Woodside Drive Sanitary Sewer Repair Project.

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Prepared By: Tim 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: Funding will be via the Annual Sewer Main Replacement Account, Account #V3101.  
Staff Recommendation: Approval  
Attachments: [Resolution](#)  
[Easement Exhibit](#)

## **Executive Summary:**

Preliminary design for the 2026 Woodside Drive Sanitary Sewer Repair Project has been completed and permanent and temporary easement needs within the project corridor have been identified. These easement acquisitions are needed for the construction of the Project.

## **Background / Analysis:**

The Project will reconstruct and improve sanitary and storm sewer manholes and pipes at the bend of the north end of Woodside Drive. Access to these repair locations and the construction work to accomplish the repairs require temporary construction easements. Once the repairs are made, the areas excavated for construction will be restored as close to the existing conditions as possible.

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

**Resolution authorizing the acquisition of property interests necessary for construction of the 2026 Woodside Drive Sanitary Sewer Repair Project.**

Whereas, the City of Iowa City desires to construct the 2026 Woodside Drive Sanitary Sewer Repair Project ("Project") which includes replacement and improvements of sanitary and storm sewer manholes and pipes at the bend of the north end of Woodside Drive; and

Whereas, the City Council has determined that construction of the Project is a valid public purpose under State and Federal law, and has further determined that acquisition of certain property rights is necessary to construct, operate and maintain the proposed project; and

Whereas, the City staff has determined the location of the proposed Project; and

Whereas, City staff should be authorized to acquire necessary property rights at the best overall price to the City; and

Whereas, funds for this project are available in the Annual Sewer Main Replacement account # V3101.

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

1. The City Council finds that it is in the public interest to acquire property rights by warranty deed, quit-claim deed, and/or easement for the construction of the 2026 Woodside Drive Sanitary Sewer Repair ("Project") which Project constitutes a public improvement under Iowa law. The City Council further finds that acquisition of said property rights is necessary to carry out the functions of the Project, and that such Project constitutes a valid public purpose under state and federal law.
2. The City Council hereby approves the final route of this public improvement project, as shown in the attached Exhibit "A", attached hereto and incorporated herein by this reference.
3. The City Manager or designee is hereby authorized and directed to negotiate the purchase of property rights by warranty deed, quit-claim deed and/or easement for the construction, operation and maintenance of the Project. The City Manager or designee is authorized to sign purchase agreements for the purchase of property and/or easements, and offers to purchase property and/or easements.
4. The City Manager or designee, in consultation with the City Attorney's Office, is authorized and directed to establish, on behalf of City, an amount the City believes to be just compensation for the property to be acquired, and to make an offer to purchase the property for the established fair market value.
5. In the event negotiation is successful, the Mayor and City Clerk are hereby authorized to execute and attest easement agreements and agreements in lieu of condemnation. The City Attorney is hereby directed to take all necessary action to complete said transactions, as required by law.

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

Page 2

- 6. In the event the necessary property rights for the Project cannot be acquired by negotiation, the City Attorney is hereby authorized and directed to initiate condemnation proceedings for acquisition of any and all property rights necessary to fulfill the functions of the Project, as provided by law.

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:

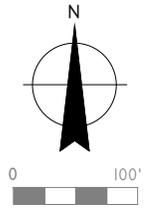
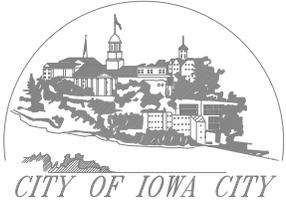
Absent:

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# 2026 WOODSIDE DRIVE SANITARY SEWER REPAIR TEMPORARY CONSTRUCTION EASEMENT EXHIBIT





# CITY OF IOWA CITY COUNCIL ACTION REPORT

January 6, 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 Shoemaker & Haaland Professional Engineers to provide engineering consultant services for the Benton Street and Kirkwood Avenue Culvert Replacement Projects.

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Prepared By: Jon Resler - Engineering Division  
Reviewed By: Jason Havel - City Engineer  
Ron Knoche - Public Works Director  
Geoff Fruin - City Manager  
Liz Craig - Asst. City Attorney

Fiscal Impact: \$270,496.00 available in the Benton Street Bridge Replacement, Account S3990.  
\$351,555.00 available in the Kirkwood Avenue Bridge Replacement, Account S3991.

Staff Recommendation: Approval

Attachments: [Resolution Agreement](#)

## **Executive Summary:**

This agreement authorizes Shoemaker & Haaland Professional Engineers to provide preliminary and final design services, preparation of construction documents, bidding assistance, and limited construction services for the replacement of the Benton Street and Kirkwood Avenue Culverts on Ralston Creek. The projects will generally include replacement of the existing culverts and adjoining street and sidewalk pavement, improvements to public utilities impacted by the culvert construction, and other related work. The consultant agreement is for \$622,051.00 and will be funded by General Obligation Bonds.

## **Background / Analysis:**

As a part of the City's regular bridge inspection program, the Benton Street and Kirkwood Avenue culverts on Ralston Creek were identified as being in poor condition. Based on this condition, the Iowa Department of Transportation identified these culverts as candidates for the Competitive Highway Bridge Program (CHBP) grant. Under a separate resolution, staff received approval from Council to applied for and was awarded funding under this grant program. With funding in place, the City is now moving forward with design of both projects.

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 Shoemaker & Haaland Professional Engineers to provide engineering consultant services for the Benton Street and Kirkwood Avenue Culvert Replacement Projects.

Whereas, the City of Iowa City desires to replace the Benton Street and Kirkwood Avenue culverts on Ralston Creek; and

Whereas, the projects will include replacement of the existing culverts and adjoining street and sidewalk pavement, improvements to public utilities impacted by the culvert construction, and streambank stabilization efforts; and

Whereas, the City of Iowa City desires the services of a consulting firm to provide preliminary and final design services, preparation of construction documents, bidding assistance, and limited construction services for the Benton Street and Kirkwood Avenue Culvert Replacement Projects; and

Whereas, the City issued a Request for Qualifications, On-Call Professional Design and Engineering Services (2023-2025) on 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, and fees and rates; and

Whereas, the City of Iowa City has negotiated an Agreement for said consulting services with Shoemaker & Haaland Professional Engineers, to provide said services; and

Whereas, it is in the public interest to enter into said Consultant Agreement with Shoemaker & Haaland Professional Engineers; and

Whereas, funds for this project are available in the Benton Street Bridge Replacement account #S3990 and Kirkwood Avenue Bridge Replacement account #S3991.

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 \_\_\_\_\_, 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:

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## Consultant Agreement

This Agreement, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between the City of Iowa City, a municipal corporation, hereinafter referred to as the City and Shoemaker & Haaland, of Coralville, Iowa, hereinafter referred to as the Consultant.

Whereas, the City of Iowa City desires to replace the Benton Street and Kirkwood Avenue culverts on Ralston Creek; and

Whereas, the projects will generally include replacement of the existing culverts and adjoining street and sidewalk pavement, improvements to public utilities impacted by the culvert construction, and streambank stabilization efforts; and

Whereas, the City desires to obtain the services of a qualified consulting firm to provide preliminary design, final design, bidding assistance, and construction services for the Benton Street and Kirkwood Avenue Culvert Replacement Projects; and

Whereas, the City issued a Request for Qualifications, On-Call Professional Design and Engineering Services (2023-2025) on 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, and fees and rates; and

Whereas, the Benton Street culvert and Kirkwood Avenue culvert are on separate letting paths, and thus, the Consultant will prepare two independent bid packages for each project; and  
Whereas, funds are available in the Benton Street Bridge Replacement and Kirkwood Avenue Bridge Replacement, Accounts S3990 and S3991; and

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.

Shoemaker & Haaland will perform the following services:

#### **1) Project Management**

- a. Kick Off Meeting
  - i. City will host an in-person kick off meeting run by the Consultant for both the Benton Street and Kirkwood Avenue culvert replacement projects within two weeks of the Notice to Proceed.
- b. Update Meetings

- i. Update meetings will be anticipated after the preliminary design and at each planned turn in date for each culvert during the Federal Aid Development period. Ten (10) meetings for each project are accounted with up to three (3) individuals from the Consultant attending. These meetings shall include, but are not limited to, the following items:
  - 1. Plan Review
  - 2. Design Challenges and Decisions
  - 3. Cost Estimate Review
  - 4. Schedule Review
  - 5. Scope Review
- c. Status Reports
  - i. Consultant shall submit bi-weekly status reports to City highlighting progress on utility and property owner coordination, data collection, field survey, geotechnical and environmental investigation, archaeological and hazardous material surveys, hydraulic analysis, and design.
- d. Public Informational Meetings
  - i. The Consultant shall schedule, advertise and conduct up to three (3) public informational meetings for each culvert replacement project for a total of up to six (6) meetings. These meetings will be held in an open house format, with a short presentation and time for questions and input. Consultant shall generate exhibits or narratives to be used in each meeting. Consultant shall have two personnel attend each meeting in person.
- e. Utility Coordination
  - i. The Consultant shall schedule and meet with private utility companies to identify potential conflicts, resolutions to those conflicts, and anticipated schedules to implement the resolutions. It is anticipated the Consultant will host up to five (5) utility coordination meetings per culvert, for a total of up to ten (10) meetings.
- f. Bundled Project Coordination Meetings
  - i. As the culvert projects are bundled with other jurisdictions, three (3) coordination meetings shall take place for a total of six (6) meetings.

## **2) Data Collection and Field Investigations**

- a. Record Data
  - i. City shall provide all available record drawings and pertinent information relative to the Benton and Kirkwood culverts including any adjacent projects which may impact design or construction of these projects.
  - ii. City shall provide any available preliminary work completed for the projects including but not limited to grant applications, conceptual drawings, and cost estimates.
- b. Survey
  - i. Consultant will provide a topographic survey and complete base mapping relative to the culvert project areas. Base mapping will use the Iowa State Plane South Coordinate System. Survey extents shall extend a minimum of 250'-0" upstream and downstream of each culvert with hydraulic cross sections from bathymetry collected every 50'-0". If significant variation is noted at 50'-0" intervals, the survey team will increase cross section frequency to 25'-0".

- ii. Consultant will provide an Iowa OneCall design and locate request. Survey marked utility locations shall be included on base mapping.
  - iii. Consultant will perform a boundary work survey for development of temporary and permanent easements.
- c. Geotechnical Investigation
  - i. The Consultant will provide a geotechnical investigation to assist in structural design of the culverts. This investigation will consist of a boring at each corner of the existing culvert to examine soil profiles and provide recommendations for design and construction.
- d. Environmental Investigation
  - i. Terracon, - under separate contract with the City, to provide a Wetland and Waters of The United States (WOUS) delineation for the project areas. Sufficient data will be gathered to create a report and provide pertinent data as a part of the concept statement and NEPA process to the Iowa DOT.
  - ii. Terracon, under separate contract with the City, to provide a Threatened and Endangered Species study for the project areas. Sufficient data will be gathered to create a report and provide Form 760005 to the Iowa DOT.
- e. Archaeological Survey
  - i. The Consultant will provide a cultural resources evaluation of the project areas. Study will consist of archaeology (below ground) and architectural history (above ground) surveys. Study will provide sufficient data to generate a report and provide Form 231033 to the Iowa DOT.
- f. Hazardous Material Survey
  - i. The Consultant will perform an asbestos survey of the existing structures. This survey will be compliant with Iowa DOT I.M. 4.160.

### **3) Concept Design**

- a. Field Investigation Reports
  - i. Reports will be completed and submitted by Consultant for each field investigation specified above including geotechnical, environmental, and archaeological.
  - ii. Appropriate Iowa DOT forms will be completed and submitted for both environmental and archaeological findings.
  - iii. If requested, the base map and boundary work will be provided to the City for their use.
- b. Conceptual Plans and Improvements
  - i. Consultant will develop conceptual or schematic plans to initiate design. This includes Type/Size/Location plans for each culvert.
  - ii. Consultant will develop a list or conceptual drawings for improvements associated with the projects. This includes, but is not limited to roadway, sidewalks, guardrail, utilities, and streambank stabilization.
  - iii. Consultant shall identify expected Right of Way (ROW) needs for the projects.
- c. Concept Statement
  - i. Consultant shall develop and submit Form 517001 (Concept Statement) to the Iowa DOT for both culvert projects. The Concept Statement shall be completed as outlined in Iowa DOT Instructional Memorandum (IM) 3.020.

- ii. Consultant shall additionally submit environmental information sufficient to initiate and obtain National Environmental Protection Act (NEPA) clearance as outlined in Iowa DOT IM 4.020.

#### 4) Preliminary and Final Design

- a. The Benton Street culvert and Kirkwood Avenue culvert are on separate letting paths. Therefore, the Consultant will prepare two independent bid packages. The Scope of work outlined below will be developed and run independently for each project. The data collection and field investigations shall follow the same schedule for both projects prior to plan development.
- b. Preliminary Plans
  - i. Consultant shall prepare and provide preliminary plans to the City as outlined in Iowa DOT IM 3.400 and IM 3.500 for review.
  - ii. Appropriate Iowa DOT supporting documentation at the preliminary plan stage shall be provided by Consultant, including but not limited to:
    - 1. Memo to Iowa DOT
    - 2. Preliminary Plan Checklists
    - 3. Design Exception Documentation, if necessary
    - 4. Hydraulic Review Documents
    - 5. A preliminary cost estimate that shall be provided to the City for their use.
  - iii. Plans and documentation shall be provided to the City a minimum of two weeks prior to the Iowa DOT designated plan turn in date for preliminary plans.
  - iv. Plans and documentation shall be uploaded by Consultant to the Iowa DOT Transportation Program Management System (TPMS) on or prior to the designated plan turn in date.
- c. Check Plans
  - i. Consultant shall prepare and provide check plans to the City as outlined in Iowa DOT IM 3.700 and IM 3.500 for review. These plans shall be 100% complete, incorporating any comments from the preliminary plan stage. It is anticipated the check plans will include, but not be limited to the following:
    - 1. Quantities
    - 2. Estimate Reference Information
    - 3. Schedules
    - 4. Typical Sections
    - 5. Grading Plans
    - 6. Storm Water Pollution Prevention Plan (if construction activity is determined to disturb one or more acres requiring an NPDES General Permit No. 2)
    - 7. Traffic Control Plans
    - 8. Access and Staging Plans
    - 9. Utilities Plans (including but not limited to water, sanitary, storm, and City fiber optic)
    - 10. Roadway Plans
    - 11. Sidewalk Plans
    - 12. Culvert Structural Plans
    - 13. Guardrail Plans
    - 14. Streambank Stabilization Plans (if recommended by Geotechnical analysis)

- ii. Appropriate Iowa DOT supporting documentation at the check plan stage will be provided by Consultant, including but not limited to:
    - 1. Transmittal Letter to Iowa DOT
    - 2. Check Plan Checklists
    - 3. Detailed Project Cost Estimate
    - 4. Special Provisions, if any materials or construction activities necessary to construct the project are not defined by SUDAS, City Supplemental Specifications, or Iowa DOT Standard Specifications.
    - 5. Design Exception Documentation, if necessary
    - 6. Public Interest Findings, if necessary
    - 7. Hydraulic Design Form (Form 517002)
    - 8. Structural Calculations, if in depth review is deemed necessary
  - iii. Plans and documentation shall be provided to the City a minimum of two weeks prior to the Iowa DOT designated plan turn in date for check plans.
  - iv. Plans and documentation shall be uploaded by Consultant to TPMS on or prior to the designated plan turn in date.
- d. Final Plans
- i. Consultant shall prepare and provide final plans to the City as outlined in Iowa DOT IM 3.700 and IM 3.500 for review. These plans shall incorporate any comments from the check plan stage. It is anticipated the final plans will include, but not be limited to the following:
    - 1. Quantities
    - 2. Estimate Reference Information
    - 3. Schedules
    - 4. Typical Sections
    - 5. Grading Plans
    - 6. Storm Water Pollution Prevention Plan (if construction activity is determined to disturb one or more acres requiring an NPDES General Permit No. 2)
    - 7. Traffic Control Plans
    - 8. Access and Staging Plans
    - 9. Utilities Plans (including but not limited to water, sanitary, storm, and City fiber optic)
    - 10. Roadway Plans
    - 11. Sidewalk Plans
    - 12. Culvert Structural Plans
    - 13. Guardrail Plans
    - 14. Streambank Stabilization Plans (if recommended by Geotechnical analysis)
  - ii. Appropriate Iowa DOT supporting documentation at the final plan stage will be provided by Consultant, including but not limited to:
    - 1. Transmittal Letter to Iowa DOT
    - 2. Updated Project Cost Estimate
    - 3. Revised Special Provisions, if any materials or construction activities necessary to construct the project are not defined by SUDAS, City Supplemental Specifications, or Iowa DOT Standard Specifications.
    - 4. Project Development Certification (Form 730002)
    - 5. Public Interest Findings, if necessary
    - 6. Hydraulic Design Form (Form 517002)
  - iii. Plans and documentation shall be provided to the City a minimum of two weeks prior to the Iowa DOT designated plan turn in date for check plans.

- iv. Plans and documentation shall be uploaded to TPMS by Consultant on or prior to the designated plan turn in date.

## 5) Hydraulics

- a. Hydraulic Information
  - i. Consultant will gather or request appropriate models and determine hydraulic information on Ralston Creek in the area of interest to perform the Hydraulic Review.
- b. Hydraulic Review
  - i. Consultant will initiate conversations with the Iowa DNR to determine acceptable hydraulic analysis method for the culvert replacements. Consultant will perform hydraulic review and perform modeling or analysis by geometry to demonstrate no-rise. Iowa DOT Form 517002 will be completed by Consultant for each culvert.

## 6) Permitting

- a. Consultant anticipates the permits outlined below will be needed to complete the culvert replacement projects. Projects may be permitted together or separately. Estimates shall allow for separate permits for each culvert replacement. Consultant shall apply for the permits as an agent of the City. Permit application fees shall be paid by the Consultant and reimbursed through the City.
  - i. Iowa Department of Natural Resources (IDNR) Floodplain Permit
  - ii. U.S. Army Corps of Engineers 404 Permit
  - iii. National Pollutant Discharge Elimination System (NPDES) – if construction activity is determined to disturb one or more acres
  - iv. City of Iowa City Local Floodplain Permit
  - v. IDNR Water Main Permit
  - vi. IDNR Sanitary Permit

## 7) Legal Survey and Coordination

- a. Boundary Survey
  - i. Consultant shall perform a boundary survey of properties adjacent to the Benton Street and Kirkwood Avenue culverts. The property on each quadrant of Ralston Creek, at each culvert will be surveyed. Consultant shall develop temporary or permanent easement or acquisition documents as needed to complete construction of the projects. Anticipated properties are outlined below.
    - 1. Benton Street Culvert
      - a. 817 S. Gilbert Street
      - b. 218 E. Benton Street
      - c. 920 S. Dubuque Street
    - 2. Kirkwood Avenue Culvert
      - a. 227 Kirkwood Avenue
      - b. 925 S. Dubuque Street
      - c. 943 S. Gilbert Street
      - d. 1001 S. Clinton Street (City of Iowa City)
- b. Adjacent Owner Coordination
  - i. Consultant anticipates meeting two (2) times with each adjacent property owner with the City's presence. This equates to an additional twelve (12) on site or virtual meetings.
- c. Property Pins and Monuments

- i. Property pins or monuments which are disturbed during construction shall be reset at the completion of the projects by the Consultant and at Consultant's expense.

**8) Letting and Construction**

- i. Consultant shall attend a pre-construction meeting and provide meeting minutes to the City or Contract Administrator. Consultant shall assist in preparation of meeting agendas prior to the pre-construction meetings.
- ii. Consultant shall be available during the letting process to respond to bidder Request for Information (RFI), submit addendums, and coordinate with the Iowa DOT as necessary.
- iii. Consultant shall be available during construction to review shop drawings, respond to contractor RFI's, respond to contractor questions, submit addendums, and support the City in inspection-related questions as necessary.
- iv. Consultant shall attend on site construction meetings on a periodic basis throughout construction of each culvert replacement project. This Scope of Services allows for one (1) individual to attend these meetings and provide meeting notes to the City. It is assumed the Consultant will attend five (5) site construction meetings for each culvert for a total of ten (10) meetings.
- v. Consultant shall assist City in preparing a punch list and record drawings for each culvert project towards completion. Record drawings shall be prepared based on the contractor submitted as-builts.

**II. Time of Completion**

The Consultant shall complete the following phases of the Projects in accordance with the schedule shown.

Notice to Proceed_____	01/06/2026
Kick off Meeting_____	Prior to 01/16/2026
Data Collection_____	01/06/2026 – 02/13/2026
Field Investigations_____	01/06/2026 – 02/13/2026
Conceptual Design Benton_____	02/06/2026
Update Meeting_____	Week of 02/13/2026
Benton Concept Statement_____	02/17/2026
Update Meeting_____	Week of 04/06/2026
Update Meeting_____	Week of 06/01/2026
Benton Preliminary Plans_____	08/18/2026
Update Meeting_____	Week of 09/07/2026
Benton Check Plans _____	10/06/2026
Update Meeting_____	Week of 10/12/2026
Benton Final Plans, PDC, All Docs_____	11/17/2026
Benton Letting_____	<b>02/16/2027</b>

Benton Construction Start	05/2027
Conceptual Design Kirkwood	09/29/2026
Update Meeting	Week of 10/12/2026
Kirkwood Concept Statement	11/17/2026
Update Meeting	Week of 01/04/2027
Update Meeting	Week of 03/05/2027
Kirkwood Preliminary Plans	05/19/2027
Update Meeting	Week of 06/07/2027
Kirkwood Check Plans	07/06/2027
Update Meeting	Week of 07/12/2027
Kirkwood Final Plans, PDC, All Docs	08/17/2027
Kirkwood Letting	11/16/2027
Kirkwood Construction Start	Spring 2027

### III. Compensation for Services

Compensation shall be based on the rates and fees shown on the attachment. The total cost of services shall not exceed **\$622,051**, including authorized reimbursable expenses. See Attachment A for additional information.

### IV. General Terms

- A. 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 Projects 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 Projects.
- E. It is agreed by the City that all records and files pertaining to information needed by the Consultant for the projects 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 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 Projects 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 Projects will be paid or reimbursed 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. Consultant or sub-consultants may not bid on the projects as a prime or sub-contractor in any capacity. Sub-consultant contracts shall include this prohibition.
- P. 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's 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.

Q. 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.

R. Standard of Care

1. The Consultant shall perform services for, and furnish deliverables to, the City pertaining to the Projects 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.
  
- S. 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.
  
- T. 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: Ty Roberts

Title: Project Manager

Date: 12/30/2025

Approved by:

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

\_\_\_\_\_  
Date



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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January 6, 2026

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Motion setting a public hearing for January 20, 2026 on an 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)

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Reviewed By: Alexandra Bright, Asst. City Attorney

Attachments: [REZ25-0015 PZ Memo Final](#)



# CITY OF IOWA CITY MEMORANDUM

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Date: December 17, 2025  
To: Planning & Zoning Commission  
From: Lisa Schroer, Associate Planner, Neighborhood & Development Services  
Re: Zoning Code Amendment (REZ25-0015)

## **Introduction**

The Iowa City Zoning Code (Title 14) is periodically updated as circumstances evolve throughout the City. The proposed ordinance (Attachment 1) includes amendments required by state legislation that preempt certain areas of local zoning authority. These updates align the City's zoning regulations with state law and clarify related standards within Title 14.

## **Background**

Changes in Iowa state code preempt several areas of local zoning regulation. In response, the City is required to update its Zoning Code to ensure compliance. State preemptions define areas where the City must follow state standards, while still allowing for local regulation where permitted. The proposed amendments address these legislative changes and clarify how Title 14 aligns with current state law. The following five state preemptions are addressed in this memo:

*Table 1: State Preemptions Summary*

<b>State Preemption</b>	<b>Description</b>
Home Occupations – HF 2431	State legislation limits the City's ability to impose certain restrictions on home occupations and requires that home-based businesses be allowed within residential zones under certain conditions.
Consumer Fireworks Sales – SF 2285	State legislation prohibits the City from regulating or restricting the locations of consumer fireworks sales within commercial and industrial zones.
Exterior Building Materials – HF 2388	State legislation prohibits the City from regulating styles and materials used for the exterior of residential buildings with 12 units or fewer.
Variances – HF 652	State legislation expands the power of boards of adjustment to grant area and dimensional variances.
Accessory Dwelling Units (ADUs) – SF 592	State legislation requires cities and counties to allow at least one ADU on the same lot as a single family residence as defined by state code.

The proposed code amendments ensure that Title 14 complies with state law, and provides clear, enforceable standards for staff, applicants, and the public.

**Proposed Amendments**

A more detailed summary of the recent changes to state law and the associated Zoning Code amendments are detailed below.

**1) Align Standards for Home Occupations with State Law (14-4C-2 and 14-8B-6)**

Summary of Law:

In 2022, the State of Iowa adopted House File 2431, which limits the ability of cities to regulate home-based businesses, commonly referred to as home occupations. The legislation requires cities to allow home occupations in residential zones and prohibits cities from requiring a permit for no-impact home occupations. Cities may continue to impose regulations on home occupations that are necessary to protect public health and safety, welfare, or transportation impacts on the surrounding neighborhood. As a result, the City must revise its current home occupation standards to comply with state law while retaining reasonable provisions to manage potential neighborhood impacts.

The proposed amendments represent a “least change” approach that ensures compliance with State law while preserving local oversight of issues that may affect neighborhood residents. The revisions clarify the City’s permitting requirements, reduce regulatory burden on residents, and maintain a reasonable balance between business flexibility and the protection of residential areas surrounding home occupations.

Summary of Changes:

The following list highlights the high-level code changes that will align the City’s home occupation regulations with the standards outlined in HF 2431. Table 2 below provides a more detailed look at specific changes. The proposed code amendments:

- Reorganize home occupations into three categories (Types A, B, and C), with permitting required only for Type C home occupations where uses generate on-street parking.
- Expand where home occupations may occur on a property, allowing them in the side or rear yard in addition to within the dwelling or accessory structures.
- Update the list of prohibited home occupation uses by adding new restrictions related to hazardous materials, emissions, and right-of-way impacts, while removing some previously prohibited commercial uses.
- Increase the maximum allowable size of a home occupation to 50% of the principal dwelling’s floor area, regardless of whether the use is located within the dwelling, an accessory building, or the yard.

*Table 2 Home Occupations Summary*

<b>Existing Code (14-4B-1)</b>	<b>Proposed Change</b>
One nonresident employee may be approved for a home occupation use. However, nonresident employees are not permitted for the types of medical offices allowed as home occupations.	The amendment removes this section from the code.
<b>Existing Code (14-4C-2)</b>	<b>Proposed Change</b>

<p>Home occupations fall within two categories: Type A or Type B:</p> <ul style="list-style-type: none"> <li>• Type A home occupations are where a resident or residents of a dwelling use the dwelling as a place of work, but no employees or customers come to the site. No permit is required for Type A home occupations.</li> <li>• Type B home occupations are where a nonresident employee works at the site or where customers frequent the site on a regular basis. Type B home occupations require a home occupation permit.</li> </ul>	<p>The amendment adds a Type C home occupation:</p> <ul style="list-style-type: none"> <li>• Type C home occupations are where a nonresident employee works at the site or where customers frequent the site on a regular basis and on-street parking is generated.</li> <li>• Guidelines for determining if on-street parking is generated are also included.</li> <li>• Type C home occupations require a permit.</li> </ul> <p>The definition of Type B home occupations is adjusted to only include instances where on-street parking is not generated, and the permit requirement is waived.</p>
<p>A home occupation must be located within a dwelling unit or within a building that is accessory to a dwelling unit.</p>	<p>The amendment expands the existing code by allowing a home occupation to be located in the rear or side yard of a dwelling unit.</p>
<p>The following uses are prohibited from home occupations:</p> <ul style="list-style-type: none"> <li>• Adult businesses</li> <li>• Veterinary clinics and kennels</li> <li>• Commercial recreational uses</li> <li>• Commercial parking</li> <li>• Eating and Drinking establishments</li> <li>• Medical/dental offices except psychiatrists, psychologists, chiropractors, and physical therapists</li> <li>• Any type of repair or assembly of vehicles</li> <li>• Self-service storage</li> <li>• Industrial service</li> <li>• Any use which changes the fire safety rating of the occupancy separation classification requirements of the structure</li> </ul>	<p>The amendment adds the following prohibited uses:</p> <ul style="list-style-type: none"> <li>• Use or storage of hazardous materials</li> <li>• Activities that result in objectionable emissions not typical for a residential development</li> <li>• Activities that create traffic hazards or nuisances in the right-of-way</li> </ul> <p>The amendment removes the following prohibited uses:</p> <ul style="list-style-type: none"> <li>• Commercial recreational uses</li> <li>• Eating establishments</li> </ul>
<p>Commercial Activity:</p> <ul style="list-style-type: none"> <li>• No commodities may be sold on the premises except for those produced on the premises or those associated with the home occupation conducted on the premises.</li> </ul>	<p>The amendment removes this commercial activity clause.</p>
<p>Commercial Activity:</p> <ul style="list-style-type: none"> <li>• Type B home occupations are limited to 10 clients or customers per day.</li> </ul>	<p>The amendment includes Type B and Type C home occupations in the 10 customer per day rule and adds language stating that additional customers are considered a substantial increase in traffic for a residential area.</p>

<p>Off-Site Impacts:</p> <ul style="list-style-type: none"> <li>• There must be no indication from the exterior of the dwelling unit or accessory building that there is a home occupation use on the premises</li> <li>• No visitors before 7am or after 10pm.</li> </ul>	<p>The amendment adds the following additional off-site impact rule:</p> <ul style="list-style-type: none"> <li>• If a portion of the home occupation is in the front yard, the activities must be screened from view.</li> </ul>
<p>Size</p> <ul style="list-style-type: none"> <li>• For a home occupation located within a principal dwelling unit, the floor area devoted to the home occupation may not exceed 25% of the total floor area.</li> <li>• This limit applies to home occupations in the principal dwelling unit or in an accessory building.</li> </ul>	<p>The amendment increases the home occupation size to 50% of the floor area of the principal dwelling and applies this standard to home occupations located in the principal dwelling unit, in an accessory building, or in the yard.</p>
<p>Nonresident employees are prohibited unless approved as a minor modification.</p>	<p>The amendment removes this clause from the Home Occupations section.</p>
<p><b>Existing Code (14-8B-6)</b></p>	<p><b>Proposed Change</b></p>
<p>A permit is required for Type B home occupations.</p>	<p>The amendment changes the permit requirement from Type B to Type C home occupations.</p>

2) **Align Standards for Regulating the Sale of Consumer Fireworks with State Law (14-2C1, 14-4B-4, 14-4D-2)**

Summary of Law:

In 2022, the State of Iowa adopted House File 2285, which restricts the ability of cities and counties to regulate or prohibit the sale of consumer fireworks within commercial and industrial zones. The legislation preempts local authority to limit the locations of consumer fireworks sales in these zones. While the City retains authority to regulate the time of year and place of fireworks use, zoning restrictions on their retail sale in commercial zones are no longer enforceable.

To align with this requirement, the City must amend Title 14 to permit consumer fireworks sales in both commercial and industrial zoning districts and to remove any conflicting local provisions. The proposed amendments update the “Principal Uses Allowed in Commercial Zones” table and related code sections to reflect this allowance.

Summary of Changes:

The following list highlights the major code changes intended to bring the City’s consumer fireworks regulations into compliance with HF 2285. Table 3 below provides a more detailed look at specific changes. The proposed code amendments:

- Expand the zones in which consumer fireworks sales are permitted by allowing the use in both commercial and industrial districts, rather than limiting it to industrial zones.
- Allow temporary sales of consumer fireworks in commercial zones, consistent with existing allowances in industrial zones.
- Ensure all fireworks-related uses remain subject to applicable State licensing, operational requirements, and restricted seasonal dates of sale under Iowa Administrative Code chapter 265.

*Table 3 Consumer Fireworks Code Amendments*

<b>Existing Code (14-2C-1)</b>	<b>Proposed Change</b>
“Consumer fireworks sales” are not an allowed use in Commercial Zones.	The amendment allows “Consumer fireworks sales” as a provisional use in all Commercial Zones.
<b>Existing Code (14-4B-4)</b>	<b>Proposed Change</b>
The provisional use standards note that consumer fireworks sales in I1 and I2 zones are permitted subject to the restrictions and dates of sale set forth in 661 Iowa Administrative Code chapter 265 Consumer Fireworks. <sup>1</sup>	The amendment updates the provisional use standards to specify that consumer fireworks sales are allowed in both industrial and commercial zones.
<b>Existing Code (14-4D-2)</b>	<b>Proposed Change</b>
Outdoor exhibition and sales of consumer fireworks are temporarily allowed in industrial zones.	The amendment permits temporary outdoor exhibition and sales of consumer fireworks in industrial and commercial zones.

**3) Align Standards for Exterior Design Materials for Residential Buildings with State Law (14-2A-6, 14-2B-6, 14-2H-7 and 14-2G-4)**

Summary of Law:

In 2024, the State of Iowa adopted House File 2388, which limits the ability of cities to regulate exterior design standards for smaller residential developments. The legislation prohibits cities and counties from requiring specific exterior building materials, colors, or architectural styles for residential structures containing twelve or fewer dwelling units. The intent of the law is to ensure that local design requirements do not restrict housing development or increase construction costs for small-scale residential projects.

The legislation allows Iowa City to continue regulating exterior materials and design elements in overlay zones, special zoning districts, or local historic and conservation districts, where standards are applied to further adopted design plans or maintain neighborhood characteristics. This includes districts such as Riverfront Crossings, Historic and Conservation District Overlays, and the Planned Development Overlay.

To comply with state law while retaining local oversight where permitted, the proposed amendments clarify that the exterior material standards in Title 14 apply only to residential buildings with more than twelve units, while remaining in effect within overlay and special zoning districts.

Summary of Changes:

The following list provides a high-level summary of the proposed code changes to align the City’s exterior design materials regulations with House File 2388. Table 1 below provides a more detailed look at specific text changes. The proposed code amendments:

- Specify that all trim and façade requirements related to exterior materials only apply to residential buildings with more than 12 units.

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<sup>1</sup> Iowa Administrative Code 661-265.10(5) “Dates of sale” establishes statewide sales periods for consumer fireworks. Sales from permanent buildings are allowed June 1–July 8 and December 10–January 3. Sales from temporary structures are allowed June 13–July 8.

- Limit the applicability of existing exterior material requirements in the Central Planning District and PRM zone so they apply only to residential buildings with more than 12 units, consistent with state restrictions.
- Retain the ability to regulate exterior materials in overlay districts and special zoning districts, such as Riverfront Crossings, where state law permits continued local design standards.

*Table 4 Exterior Design Materials for Residential Buildings Code Amendments*

<b>Existing Code (14-2B-6)</b>	<b>Proposed Change</b>
In the central planning district, the exterior wall material of a building must consist of clapboard style siding, wall shingles, brick stone, or stucco.	The amendment clarifies that this requirement only applies to residential buildings with more than 12 units.
In the PRM zone, the exterior walls of the ground level floor of a building must be constructed of masonry finish.	The amendment clarifies that this requirement only applies to residential buildings with more than 12 units.
In the central planning district and PRM zone, buildings not constructed of masonry or stucco must have the following trim elements, incorporated into the exterior design and construction of the building: <ul style="list-style-type: none"> <li>• Window and door trim that is not less than three inches wide</li> <li>• Corner boards that are not less than three inches wide, unless wood clapboards are used and mitered at the corners</li> <li>• Frieze boards, not less than five inches wide, located below the eaves.</li> </ul>	The amendment clarifies that this requirement only applies to residential buildings with more than 12 units.
Exposed, unpainted, or unstained lumber may not be used along any façade that faces a street side lot line.	The amendment clarifies that this requirement only applies to residential buildings with more than 12 units.

**4) Align Standards for Variances with State Law (14-4B-2, 14-9A-1)**

Summary of Law:

In 2025, the State of Iowa adopted House File 652, which clarifies and expands the authority of local boards of adjustment to grant variances from zoning standards. The legislation establishes distinct definitions and approval standards for use variances and area variances. Under the new law, a board of adjustment may grant an area variance when a property owner demonstrates that strict application of the zoning code would result in practical difficulties. Area variance relates to area, dimensional, or other numerical provisions listed in Title 14. This replaces the more restrictive “undue hardship” standard previously applied to all variances.

The law maintains existing regulations on use variances, which continue to require a showing of undue hardship and may only be granted where expressly authorized by local ordinance. To comply with these provisions, the City must update Title 14 to differentiate between use and area variances, add the “practical difficulties” standard to the approval criteria for area variances, and revise related definitions for consistency with state law.

Summary of Changes:

The following list highlights the major code changes proposed to bring the City’s variance regulations in compliance with HF 652. Table 5 outlines specific changes to the Zoning Code. The proposed code amendments:

- Expand the basis for granting variances to include both “undue hardship” (for use variances) and “practical difficulties” (for area variances).
- Establish a new approval framework for area variances, including findings related to public interest, unique conditions, and neighborhood character.
- Remove the prohibition on granting variances that would allow uses not permitted in the underlying zoning district, as required by state law.
- Add separate definitions for use variances (based on undue hardship) and area variances (based on practical difficulties) to align with State terminology and decision-making standards.

*Table 5 Variance Code Amendments*

<b>Existing Code (14-4B-2)</b>	<b>Proposed Change</b>
<p>Outlines specific approval criteria for variances</p>	<p>Clarifies that the existing approval criteria applies to “use variances”</p> <p>Adds the following set of approval criteria for “area variances” in lieu of the existing approval criteria:</p> <ul style="list-style-type: none"> <li>• The proposed variance will not be contrary to the public interest</li> <li>• Where owing to special conditions a literal enforcement of the code would result in practical difficulties</li> <li>• The practical difficulties faced are unique to the property and not self-created</li> <li>• The spirit of the zoning code provision shall be observed</li> <li>• Granting the variance will not significantly alter the essential character of the neighborhood</li> </ul>
<p>The definitions table includes definitions for unnecessary hardship and reasonable return</p>	<p>The amendments add definitions of area and use variances:</p> <ul style="list-style-type: none"> <li>• Area Variance: A means of granting a property owner relief from certain provisions of this title relating 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. Area, dimensional, or other numerical limitations include but are not limited to requirements for minimum lot size, setbacks, yard widths, height,</li> </ul>

	<p>bulk, sidewalks, fencing, signage, and off-street parking.</p> <ul style="list-style-type: none"> <li>• Use Variance: A means of granting a 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. The authority to grant "variances" is vested in the board of adjustment pursuant to the code of Iowa, as amended.</li> </ul>
Includes a provision that prohibits use variances.	The amendment removes this clause from the code.
<b>Existing Code (14-9A-1)</b>	<b>Proposed Change</b>
The definitions chapter includes one definition of a variance.	The amendment removes this definition to avoid redundancy, as variances are defined in 14-4B-2.

5) **Align Standards for Accessory Dwelling Units (ADUs) with State Law (14-4C-2, 14-9A-1)**

Summary of Law:

In 2025, the State of Iowa adopted Senate File 592, which preempts local zoning authority by requiring cities and counties to allow at least one ADU on the same lot as a single family residence as defined by state code. The legislation prohibits cities from imposing certain local restrictions that act as a barrier to the construction of an ADU, such as owner-occupancy mandates, parking requirements, size limitations, and design standards. The law also requires that ADUs be regulated as residential uses consistent with single family dwellings. Additionally, SF 592 notes that ADUs may not be regulated under local accessory-use standards if those standards are more restrictive than the standards that apply to single-family dwellings. As a result, the proposed amendments clarify that ADUs are not subject to accessory-use provisions unless those provisions are more permissive than the regulations applicable to the principal dwelling.

In 2023, the City adopted a set of zoning amendments aimed at increasing housing affordability and expanding the range of housing options available in Iowa City. 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. The amendments proposed in response to SF 592 build upon this earlier work by further reducing barriers to ADU construction and ensuring local regulations align with state law.

SF 592 also states that ADUs must be approved without discretionary review. This affects how ADUs may be reviewed within the City's historic and conservation district overlays. Under the new law, ADUs may not be subject to a discretionary review process, such as review and approval by the Historic Preservation Commission. As a result, ADUs in local historic and conservation districts will go through an administrative historic review process

but will not go to the Historic Preservation Commission. This ensures that the City complies with the “without discretionary review” provision of SF 592.

The proposed amendments implement these changes by removing local restrictions inconsistent with State law, clarifying how ADUs are regulated, and maintaining Iowa City’s inclusive approach to ADU eligibility across multiple housing types.

Summary of Changes:

The following list summarizes the major amendments proposed to align the City’s ADU regulations with SF 592 and to continue the City’s efforts to reduce barriers to ADU construction. These high-level points provide an overview of the changes, with Table 6 below offering a detailed, section-by-section comparison of existing and proposed code language. The proposed code amendments:

- Allow ADUs on the same lot as a single family residence as defined by state code regardless of the underlying zoning district.
- Clarify that per state law, a single family residence may include duplexes and townhomes.
- Remove the owner-occupancy requirement for properties containing an ADU.
- Ensure that one ADU is permitted per lot by eliminating minimum lot size and area-per-unit requirements.
- Remove design requirements that mandated attached ADU appearance must visually match the principal dwelling.
- Clarify the relationship between ADUs and accessory-use standards, noting that ADUs cannot be held to more restrictive accessory-use regulations than single-family dwellings.

*Table 6 ADU Code Amendments*

<b>Existing Code (14-4C-2)</b>	<b>Proposed Change</b>
An ADU shall be located in a zone that allows household living uses.	The amendments specify that an ADU is allowed on the same lot as a single family residence as defined by state code.
The owner of the property on which an ADU is located must occupy at least one of the dwelling units on the premises as the permanent resident.	The amendments remove the owner occupancy requirement for ADUs.
Under design requirements, the attached ADU appearance must visually match the principal dwelling.	The amendments strike this design requirement.
The floor area of the ADU may not exceed 50% of the total floor area of the principal use, excluding the area of the attached garage, or 1,000 square feet whichever is less.	The amendments adjust the size requirement for an ADU to not exceed 1,000 square feet or 50% of the single family residence floor area, whichever is larger.
<b>Existing Code (14-9A-1)</b>	<b>Proposed Change</b>
An ADU is defined as an accessory dwelling that is located within an owner occupied, single-family or duplex use and meets the requirements of Title 14.	The amendments change this definition to “an additional residential dwelling unit located on the same lot as single family residence that is either attached to or detached from the residence and meets the requirements of this title and Iowa Code section 346.3.”

Single Family Residence is not defined in this section.	The amendments add a definition for Single Family Residence clarifying that it may share walls with another dwelling (e.g. duplexes and townhomes).
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**Next Steps**

Pending recommendation of approval from the Planning and Zoning Commission, the City Council must hold a public hearing to consider the proposed text amendments.

**Staff Recommendation**

Staff recommends that the Zoning Code be amended as illustrated in Attachment 1 to align Title 14 with state law.

**Attachments**

1. Proposed Zoning Code Text Amendments

Approved by:   
Danielle Sitzman, AICP, Development Services Coordinator  
Department of Neighborhood and Development Services

**Draft Zoning Code Text**

Underlined text is suggested new language. Strike-through notation indicates language to be deleted.

*Amend 14-2B-6 as follows:*

**G. Building Materials:**

1. In the central planning district, the exterior wall material of a building with more than 12 units must consist of clapboard style siding, wall shingles, brick, stone, or stucco.
2. In the PRM zone, the exterior walls of the ground level floor of a building with more than 12 units must be constructed with a masonry finish, such as fired brick, stone, or similar material, not including concrete blocks and undressed poured concrete. Masonry may include stucco or like material when used in combination with other masonry finish.
3. In the central planning district and in the PRM zone, buildings with more than 12 units, not constructed of masonry or stucco must have the following trim elements incorporated into the exterior design and construction of the building:
  - a. Window and door trim that is not less than three inches (3") wide.
  - b. Corner boards that are not less than three inches (3") wide, unless wood clapboards are used and mitered at the corners.
  - c. Frieze boards, not less than five inches (5") wide, located below the eaves.
4. Any portion of a building that is clearly visible from the street must be constructed using similar materials and design as the front façade.
5. Exposed, unpainted, or unstained lumber may not be used along any façade of a building with more than 12 units that faces a street side lot line.
6. Where an exterior wall material changes along the horizontal plane of a building, the change must occur on an inside corner of the building.
7. Where an exterior wall material changes along the vertical plane of the building, the materials must be separated by a horizontal band, such as a belt course, soldier course, band board or other trim to provide a transition from one material to the other.

*Amend 14-2C-1 as follows:*

Use Categories	Subgroups	CO-1	CN-1	CH-1	CI-1	CC-2	CB-2	CB-5	CB-10	MU
Residential uses:										
Group living uses	Assisted group living	PR	PR			PR	PR	PR	PR	PR
	Fraternal group living									
	Independent group living									
Household living uses	Attached single-family dwellings									PR
	Detached single-family dwellings									P
	Detached zero lot line dwellings									PR
	Duplexes									PR
	Group households	PR	PR			PR	PR	PR	PR	PR
	Multi-family dwellings	PR/S	PR/S			PR/S	PR/S	PR/S	PR/S	P
Commercial uses:										
Adult business uses					PR					



# Attachment 1

## Page 3

Detention facilities					S					
Educational facilities	General	PR				S	P	P	P	PR
	Specialized	P	PR		S	P	P	P	P	PR
Hospitals		PR								
Parks and open space uses		PR	PR			PR	PR	PR	PR	PR
Religious/private group assembly uses <sup>1</sup>		PR			P	P	P	P	P	PR
Utility-scale ground-mounted solar energy systems		S	S	S	S	S	S	S	S	
Other uses:										
Communication transmission facility uses		PR/S	PR							
<u>Consumer fireworks sales</u>		<u>PR</u>								

Amend 14-4B-1 as follows:

~~— 12. One nonresident employee may be approved for a home occupation use. However, nonresident employees are not permitted under any circumstances for the types of medical offices allowed as home occupations.~~

Amend 14-4B-2 as follows:

The Board of Adjustment is empowered to grant variances from the provisions of this title that will not be contrary to the public interest. ~~when, owing to unique circumstances or conditions, a literal interpretation of this title would deprive the applicant of rights commonly enjoyed by other properties in the zoning district under the terms of this title and would impose unnecessary and undue hardship on the applicant.~~ 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 title shall be granted by the Board unless the applicant demonstrates that all of the following approval criteria for the respective variance are met. The procedures for obtaining a variance are set forth in chapter 8, article C, “Board Of Adjustment Approval Procedures”, of this title.

A. Use Variance Approval Criteria:

1. The proposed variance will not be contrary to the public interest; and
2. Where owing to special conditions, a literal enforcement of the provisions of the zoning code provision will result in unnecessary hardship; and
3. The spirit of the zoning code provision shall be observed, and substantial justice done.

B. Area Variance Approval Criteria:

1. The proposed variance will not be contrary to the public interest; and
2. Where owing to special conditions, a literal enforcement of the provisions of the zoning code provision will result in practical difficulties to the property owner in making a beneficial use of the property allowed by Title 14; and
3. The practical difficulties faced are unique to the property at issue and not self-created; and

4. The spirit of the zoning code provision shall be observed, and substantial justice done; and

5. Granting the variance will not significantly alter the essential character of the neighborhood.

BC. Definitions:

<p>REASONABLE RETURN:</p>	<p>Lack of a reasonable return may be shown by proof that the owner has been deprived of all beneficial use of the land. All beneficial use is said to have been lost where the land is not suitable for anything permitted by the zoning code. A zoning code provision deprives an owner of a reasonable return if all productive use of the land is denied. Such deprivation is shown where the land in issue has so changed that the purpose for which it was originally zoned are no longer feasible. It is not sufficient to show that the value of the land has been depreciated by the zoning code provision, or that a variance would permit the owner to maintain a more profitable use.</p>
<p>UNNECESSARY HARDSHIP:</p>	<p>The applicant establishes an unnecessary hardship by demonstrating all of the following elements are met:</p> <ul style="list-style-type: none"> <li>a. The land in question cannot yield a reasonable return if used only as allowed in that zone.</li> <li>b. The plight of the owner is due to unique circumstances and not to the general conditions in the neighborhood.</li> <li>c. The proposed variance will not alter the essential character of the locality.</li> </ul>
<p><u>VARIANCE, AREA</u></p>	<p><u>A means of granting a property owner relief from certain provisions of this title relating 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. Area, dimensional, or other numerical limitations include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. The authority to grant "variances" is vested in the board of adjustment pursuant to the code of Iowa, as amended.</u></p>

<p><u>VARIANCE, USE</u></p>	<p><u>A means of granting a 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. The authority to grant "variances" is vested in the board of adjustment pursuant to the code of Iowa, as amended.</u></p>
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~~C.— Use Variance Prohibited: Under no circumstance may the Board grant a variance that would allow a land use, other than those specifically allowed in the zoning district in which the subject property is located.~~

D. Burden Of Proof: The applicant bears the burden of proof and must support each of the approval criteria by a preponderance of the evidence.

E. Precedents: The granting of a variance is not grounds for granting other variances for the same or differing properties. (Ord. 10-4414, 11-16-2010; amd. Ord. 22-4882, 6-21-2022)

Amend 14-4B-4 as follows:

E. Other Uses:

Consumer Fireworks Sales in ~~The I-1 And I-2 Commercial and Industrial Zones:~~ In ~~the I-1 and I-2 Commercial and Industrial Zones,~~ consumer fireworks sales, as defined in this title, are permitted, subject to the restrictions and dates of sale set forth in title 661 Iowa Administrative Code chapter 265, Consumer Fireworks Sales Licensing and Safety Standards. (Ord. 05-4186, 12-15-2005; amd. Ord. 06-4220, 7-18-2006; Ord. 06-4245, 12-12-2006; Ord. 09-4341, 6-2-2009; Ord. 09-4358, 10-20-2009; Ord. 09-4363, 12-1-2009; Ord. 09-4364, 12-1-2009; Ord. 11-4443, 9-6-2011; Ord. 11-4448, 10-18-2011; Ord. 11-4450, 10-18-2011; Ord. 11-4452, 10-18-2011; Ord. 12-4482, 5-15-2012; Ord. 13-4520, 4-9-2013; Ord. 13-4522, 4-23-2013; Ord. 13-4526, 5-14-2013; Ord. 13-4543, 8-20-2013; Ord. 13-4544, 8-20-2013; Ord. 13-4550, 9-17-2013; Ord. 13-4551, 9-17-2013; Ord. 14-4586, 6-3-2014; Ord. 16-4655, 2-2-2016; Ord. 16-4667, 7-5-2016; Ord. 16-4675, 9-20-2016; Ord. 17-4732, 11-21-2017; Ord. 19-4779, 2-19-2019; Ord. 19-4800, 8-6-2019; Ord. 20-4817, 1-7-2020; Ord. 20-4820, 3-3-2020; Ord. 20-4833, 11-17-2020; Ord. 21-4864, 9-21-2021; Ord. 22-4880, 6-6-2022; Ord. 22-4882, 6-21-2022; Ord. 23-4914, 11-6-2023

Amend 14-4C-2 as follows:

A. Accessory Dwelling Units (ADUs): ADUs are permitted provided the following conditions are met:

1. Applicability:

a. ~~The ADU shall be located in a zone that allows household living uses and shall be accessory to a principal use that consists of no more than two (2) dwelling units on a lot. The ADU is allowed on the same lot as a single family residence as defined by Iowa Code section 526A.6 in accordance with this section.~~

b. An ADU is not subject to Section 14-4C-3 of this article, except where those standards are more permissive than the provisions of Section 14-2A-4 of this title.

2. Ownership:

~~— a. The owner of the property on which an ADU is located must occupy at least one of the dwelling units on the premises as the permanent legal resident.~~

~~— b. The ADU and the principal use must be under the same ownership.~~

3. Site Requirements:

a. Only one ADU may be established per lot.

~~— b. The minimum lot size and area per unit requirements of the underlying base zone must be met, but no additional lot area is required beyond that which is required for the principal use.~~

4. Design Requirements:

~~— a. The ADU must be a complete, separate dwelling unit that functions independently from the principal use. It must contain its own kitchen and bathroom facilities, in addition to a separate entrance from the exterior.~~

~~— b. When located within a building with an existing principal use, the ADU must be designed so that the appearance of the building remains that of an allowed use within that zone, and any new entrances, exterior finish materials, trim, windows, and eaves must visually match the principal use.~~

5. Accessory Dwelling Unit Size:

The floor area of the ADU may not exceed fifty percent (50%) of the total floor area of the principal use, ~~excluding the area of an attached garage,~~ or one thousand (1,000) square feet, whichever is ~~less~~ larger.

M. Home Occupations: There are ~~two (2)~~ three (3) categories of home occupations, type A, ~~and type B, and type C.~~ Type A and type B home occupations are permitted, provided the use complies with the standards in subsections M3 through M9 of this section. Type ~~B C~~ home occupations are permitted, provided the use complies with the standards in subsections ~~M3 M4~~ through ~~M9 M10~~ of this section, and the operator of the use obtains a home occupation permit from the city as described in subsection M2 of this section. The standards for bed and breakfast homestays, bed and breakfast inns, and childcare homes are specified in other subsections of this section and are, therefore, not subject the provisions of this subsection.

1. Home Occupation Types:

a. Type A: A "type A home occupation" is one where a resident or residents of a dwelling use the dwelling as a place of work, but no employees or customers come to the site. Examples include artists, craftsperson, writers, and consultants. Type A home occupations also provide an opportunity for a home to be used as a business address but not as a place of work. No permit is required for these uses, but they must comply with all ~~of~~ the other regulations stated herein.

b. Type B: A "type B home occupation" is one where a nonresident employee works at the site or where customers frequent the site on a regular basis, but on-street parking is not generated. No permit is required for these uses, but they must comply with all the other regulations stated herein. ~~Examples include counseling, tutoring, and hair-cutting and styling. A home occupation permit is required for these uses.~~

~~c. Type C: A "type C home occupation" is one where a nonresident employee works at the site or where customers frequent the site on a regular basis and on-street parking is generated. A home occupation permit is required for these uses.~~

2. Determining Generation of On-street Parking

a. In determining whether on-street parking is generated, staff shall determine the parking needed for the proposed home-based business use by using the land uses and associated parking ratios specified in subsection 14-5A-4, "Minimum Parking Requirements", of this title.

b. Staff will compare the needed parking to the amount of parking on the site.

c. If the site provides the parking required for the residential use and the parking needed for the proposed home-based business use than on-street parking will not be generated, hence Type B.

d. If the site does not provide the parking required for the residential use and the parking needed for the proposed home-based business than on-street parking will be generated, hence Type C.

e. Parking for the proposed home-based business use is not required for the site. The calculation of the minimum parking requirements is only used in determining if on-street parking is generated.

23. Permit Required for Type B C Home Occupations: Prior to establishment of a type B C home occupation, a home occupation permit must be obtained from the ~~department of housing and inspection services~~ City according to the procedures set forth in chapter 8, article B, "Administrative Approval Procedures", of this title. A home occupation permit is required in order to ensure that the applicant is aware of the provisions governing home occupations and that the city has all information necessary to evaluate whether the proposal initially meets and continues to meet the provisions of this subsection.

34. Location And Occupancy:

a. The home occupation use must be located within a dwelling unit, ~~or within a building that is accessory to a dwelling unit,~~ or the rear or side yard of the residential property. Home occupations cannot be located in a street side yard or front yard of a property.

b. The dwelling unit must be the bona fide primary residence of the owner and operator of the home occupation during nonbusiness hours.

45. Prohibited Uses: In addition to the uses that would be excluded based on the conditions specified in this subsection, the following uses are specifically prohibited as home occupations:

a. Adult business uses.

b. Use or storage of toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, poisonous, medical waste, or other hazardous materials on the premises, unless of a type or quantity used for normal household purposes.

c. Activities that are noxious, hazardous, or create noise, odor, refuse, heat, vibration, smoke, radiation, or any other objectionable emissions not typical for a residential development.

d. Activities that create traffic hazards or nuisances in the public right-of-way or create a substantial increase in traffic.

~~be.~~ Veterinary clinics and kennels.

~~c.~~ Commercial recreational uses.

~~df.~~ Commercial parking.

~~eg. Eating and d~~ Drinking establishments.

~~fh.~~ Medical/dental offices, except for psychiatrists, psychologists, chiropractors, and physical therapists.

~~gi.~~ Any type of repair or assembly of vehicles or equipment with internal combustion engines (such as automobiles, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts.

~~hj.~~ Self-service storage.

~~ik.~~ Industrial service.

~~jl.~~ Any use which changes the fire safety rating of the occupancy separation classification requirements of the structure.

56. Commercial Activity:

~~a. No commodities may be sold on the premises except for those produced on the premises or those associated with the home occupation conducted on the premises.~~

~~ba. Type B and C home occupations are limited to ten (10) clients or customers per day. Any additional customers would be considered a substantial increase in traffic for a residential area.~~

~~67. Traffic And Parking:~~

~~a. In determining whether on-street parking in generated staff shall utilize the same vehicle parking ratios as specified in section 14-5A-4.~~

~~ab. The proposed use will not generate a greater volume or type of traffic than what is normally expected in the zone in which it is located; nor will it necessitate parking in excess of what is normally expected in the zone in which it is located. Vehicles used for delivery and pick up are limited to those normally servicing residential neighborhoods.~~

~~bc. No more than one truck associated with the home occupation may be parked at the site. Only light trucks that are less than seven feet (7') in height are permitted. Medium and heavy trucks are prohibited. A "light truck" is a truck with a single rear axle and a single set of rear wheels. The home occupation use must comply with regulations in chapter 5, article A, "Off Street Parking And Loading Standards", of this title, regarding the parking and storage of special vehicles and commercial vehicles and the provisions of title 9, chapter 4, "Parking Regulations", of this code.~~

~~78. Off Site Impacts: Except for a permitted sign, there must be no indication from the exterior of the dwelling unit or accessory building, such as noise, odor, smoke, dust, excessive outdoor lighting, or outdoor storage of materials, that there is a home occupation use on the premises. No visitors or deliveries to the home occupation use are permitted before seven o'clock (7:00) A.M. or after ten o'clock (10:00) P.M.~~

~~a. Except for a permitted sign, there must be no indication from the exterior of the dwelling unit or accessory building, such as noise, odor, smoke, dust, excessive outdoor lighting, or outdoor storage of materials, that there is a home occupation use on the premises.~~

~~b. If a portion of the home occupation is in the yard of the residential property, the activities must be screened from view of any abutting property zoned residential and the public right-of-way. Screening must be to S3 standards, or a fence built to S5 standards.~~

~~c. No visitors or deliveries to the home occupation use are permitted before seven o'clock (7:00) A.M. or after ten o'clock (10:00) P.M.~~

~~89. Size: For a home occupation located within a principal dwelling unit, the floor area devoted to the home occupation may not exceed twenty-five-fifty percent (25 50%) of the total floor area of the principal dwelling (the floor area of an attached garage is not included in the calculation of total floor area of the dwelling). This twenty-five fifty percent (25 50%) limit applies regardless of whether the home occupation is located within the principal dwelling unit or within an accessory building, or within the yard. For example, for a property where the principal dwelling contains two thousand (2,000) square feet of floor area, a home occupation would be limited to five hundred (500) one thousand (1,000) square feet regardless of whether it was located within the dwelling or within an accessory building, or within the yard.~~

~~9. Nonresident Employees: Nonresident employees are prohibited, except as approved by the building official as a minor modification to the home occupation use, according to the approval criteria and procedures for minor modifications as set forth in chapter 4, article B of this title.~~

~~10. Signage: Home occupations are permitted one nonilluminated fascia sign, not to exceed one square foot in size.~~

The following temporary principal and accessory uses are allowed, subject to approval by the building official through the temporary use permit process described in this article and any conditions specified herein:

...

Outdoor display and sale of first-class and/or second-class consumer fireworks, as defined by the American Pyrotechnics Association, according to the restrictions and dates of sale set forth in title 661 Iowa Administrative Code chapter 265, *Consumer Fireworks Sales Licensing and Safety Standards*. Outdoor display and sales of such fireworks are only allowed in **commercial and** industrial zones.

Amend 14-8B-6 as follows:

A. Permit Required: Prior to establishment of a type **B C** home occupation, as defined in subsection 14-4C-2M, "Home Occupations", of this title, a home occupation permit must be obtained from the department of housing and inspection services.

Amend 14-9A-1 as follows:

Except when alternate definitions apply as specified in articles B through F of this chapter, the following definitions shall apply to terms used in this title. Descriptions and definitions of land use categories are set forth in chapter 4, article A, "Use Categories", of this title; although, where it is deemed necessary for clarification, more specific definitions of certain land use category subgroups and specific land uses are defined in this section.

ACCESSORY DWELLING UNIT (ADU):

An additional residential dwelling unit located on the same lot as a single family residence that is either attached to or detached from the single family residence and meets the requirements of this title and Iowa Code section 364.3. ~~An accessory dwelling unit located within an owner occupied, single family or duplex use or in an accessory building and meeting the requirements of this title.~~

SINGLE FAMILY RESIDENCE

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, except to the extent that a single family residence may share utility lines with the accessory dwelling unit if full utility access that includes a separate metering system for billing purposes can be provided to the accessory dwelling unit.

VARIANCE:

A means of granting a 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. ~~The authority to grant "variances" is vested in the board of adjustment pursuant to the code of Iowa, as amended.~~



# CITY OF IOWA CITY COUNCIL ACTION REPORT

January 6, 2026

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Resolution setting a public hearing on January 20, 2026, on project manual and estimate of cost for the construction of the Iowa City Landfill Compost Facility Improvements and Expansion 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: Joe Welter - Senior Engineer  
Reviewed By: Jason Havel – City Engineer  
Ron Knoche – Public Works Director  
Geoff Fruin – City Manager  
Liz Craig - Asst City Attorney  
Fiscal Impact: \$3,800,000 available in the Compost Pad Improvements and Expansion account L3333.  
Staff Recommendation: Approval  
Attachments: [Resolution](#)

## **Executive Summary:**

This agenda item begins the bidding process for the Iowa City Landfill Compost Facility Improvements and Expansion Project. This project generally includes a new detention basin and storm sewer system, revisions to the roadways providing access to the site, and pavement across the compost facility.

## **Background / Analysis:**

The current compost facility infrastructure (e.g. pad, roadways, and storm sewer) needs to be replaced. Additionally, the site is too small to accommodate current and future operations. This project expands the current facility from approximately five to seven acres. The project improves the facility by adding a new detention basin and storm sewer network including a storm water treatment unit. The final facility will include better spacing and traffic flow by having specific areas for composting operations as well as areas for the public to drop off compostable materials and pick up finished compost.

## **Project Timeline:**

Public Hearing / Approve Project Manual: January 20, 2026  
Bid Letting Date: February 10, 2026  
Contract Award Date: February 17, 2026  
Construction Dates: April to August 2026

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

Resolution setting a public hearing on January 20, 2026, on project manual and estimate of cost for the construction of the Iowa City Landfill Compost Facility Improvements and Expansion 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 Compost Pad Improvements and Expansion account # L3333.

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 20<sup>th</sup> day of January, 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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January 6, 2026

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Removal of (4) metered parking spaces on the east side of the 400 block of South Clinton Street and establishment of (4) "Veterans Affairs Clinic Parking Only" parking spaces.

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Prepared By: Emily Bothell, Senior Associate Transportation Planner  
Reviewed By: Kent Ralston, Transportation Planner  
Mark Rummel, Associate Director of Transportation Services  
Jason Havel, City Engineer  
Tracy Hightshoe, Neighborhood and Development Services Director  
Fiscal Impact: None  
Staff Recommendation: Approval  
Commission Recommendations: N/A

## **Executive Summary:**

As directed by Title 9, Chapter 1, Section 3B of the City Code, this is to advise the City Council of the following action:

Pursuant to Section 9-1-3A (10,17); Remove (4) metered parking spaces on the east side of the 400 block of South Clinton Street numbered CL420S, CL422S-R, CL422S-L, and CL426S-R. Establish (4) "Veterans Affairs Clinic Parking Only" parking spaces.

## **Background / Analysis:**

This action is being taken at the request of the Transportation Services Department to establish parking for people accessing the Veterans Affairs Clinic.



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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January 6, 2026

---

Resolution Approving the Preliminary and Final Plat of Iowa Meadows Subdivision, Iowa City, Iowa. (SUB25-0005)

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Reviewed By: Alexandra Bright, Asst. City Attorney

Attachments: [SUB25-0005 Staff Report](#)  
[Preliminary & Final Plat](#)  
[Resolution](#)

# STAFF REPORT

To: Planning and Zoning Commission  
Item: SUB25-0005 Iowa Meadows

Prepared by: Anne Russett, Senior  
Planner  
Date: December 3, 2025

GENERAL INFORMATION:

Owner/Applicant: Delbert E Weber Revocable Trust  
Mary M Weber Revocable Trust  
[delbertmaryweber@yahoo.com](mailto:delbertmaryweber@yahoo.com)  
319-361-1288

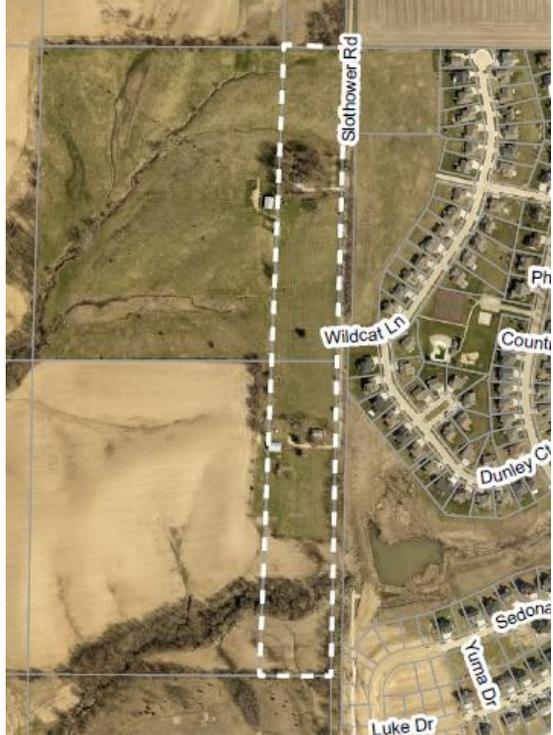
Contact Person: Lacey Stutzman  
MMS Consultants  
[lstutzman@mms-us.com](mailto:lstutzman@mms-us.com)

Requested Action: Approval of a combined preliminary and final plat

Purpose: Approval of Iowa Meadows, a subdivision to create two lots to accommodate two existing single-family homes & three outlots for future development.

Location: South of Melrose Avenue & West of Slothower Rd (1257 & 1527 Slothower Rd)

Location Map:



Size: 18.20 Acres

Existing Land Use and Zoning:	Agriculture, Single family homes, Rural Residential (RR-1) zone
Surrounding Land Use and Zoning:	North: Agriculture, RR-1 South: Agriculture, Unincorporated Johnson County East: Vacant, Single-Family Residential (P-1, RS-5) West: Agriculture, Unincorporated Johnson County
Comprehensive Plan:	Conservation Design
District Plan:	Southwest District Plan
Neighborhood Open Space District:	Southwest 2
Public Meeting Notification:	Property owners and residents located within 500' of the project site received notification of the Planning and Zoning Commission public meeting. Subdivision signs were also posted on the site.
File Date:	Application was submitted on 10/29/2025 and determined to be complete.
45 Day Limitation Period:	December 13, 2025

#### BACKGROUND INFORMATION:

The properties at 1257 and 1527 Slothower Rd were annexed into the City in the late 1960s / early 1970s. The land is zoned Rural Residential. Although there are two existing single-family homes on the properties, most of the land remains agricultural. The proposed subdivision would allow the sale of the land with the homes separate from the land that remains agricultural.

#### ANALYSIS:

**Compliance with Comprehensive Plan:** The Future Land Use Map of the IC2030 Comprehensive Plan identifies this area as appropriate for residential development at a density of 2-8 du/ac. The Southwest District Plan identifies as this appropriate for Future Urban Development. However, urban development is not feasible until City water and sewer are provided in the area and Slothower Rd is improved to City standards. The plan notes that before the land west of Slothower can be developed a sanitary sewer lift station will need to be constructed. Given that the proposed subdivision is to create lots for the existing single-family homes and will not result in any additional development, staff finds that the proposed subdivision is consistent with the comprehensive plan.

**Subdivision Design:** The combined preliminary and final plat contains two residential lots, which contain existing single-family homes. It also contains three outlots for future development. Prior to any development occurring on the outlots another subdivision would be required. Access to the existing homes is provided from Slothower Rd, which is an unimproved collector street. Additional development in this area will require the improvement of Slothower Rd and extension of other city utilities.

**Neighborhood Open Space:** Since the proposed subdivision will not result in any new residential development the neighborhood open space ordinance does not apply. Specifically, the formula used to determine neighborhood open space is based on the number of new units proposed. In this case it is zero.

**Storm Water Management:** Stormwater management is not required as part of this subdivision since there is no development proposed.

**Infrastructure Fees:** There is no proposed development and no connections to City water proposed. However, if and when the property owners would like to connect the existing single-family homes to City water they will be required to pay a water main extension fee at the rate of \$555.60 per acre.

In addition, since Slothower Rd does not meet City standards, payment of a fee contributing to the improvement of it will be required for the proposed lots per 15-3-2(K)(1)(b). The fee will be required prior to the City issuing a building permit for either lot.

NEXT STEPS:

Upon recommendation from the Planning and Zoning Commission, the combined preliminary and final plat will be considered for approval by the City Council.

STAFF RECOMMENDATION:

Staff recommends approval of SUB25-0005, an application submitted by Delbert E Weber Revocable Trust & Mary M Weber Revocable Trust for a combined preliminary and final plat of Iowa Meadows, an 18.20-acre subdivision to create two residential lots to accommodate two existing single-family homes and three outlots for future development.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Combined Preliminary and Final Plat

Approved by:



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Tracy Hightshoe, Director  
Department of Neighborhood and Development Services

# **ATTACHMENT 1**

## **Location Map**



# SUB25-0005 1257 Slothower Road



Prepared By: Olivia Ziegler  
Date Prepared: October 2025

0 0.05 0.1 0.2 Miles



An application requesting approval of a combined preliminary and final plat for an 18.20 acre subdivision of land to create two residential lots to accommodate two existing single-family homes and three outlots for future development.

# **ATTACHMENT 2**

## **Zoning Map**

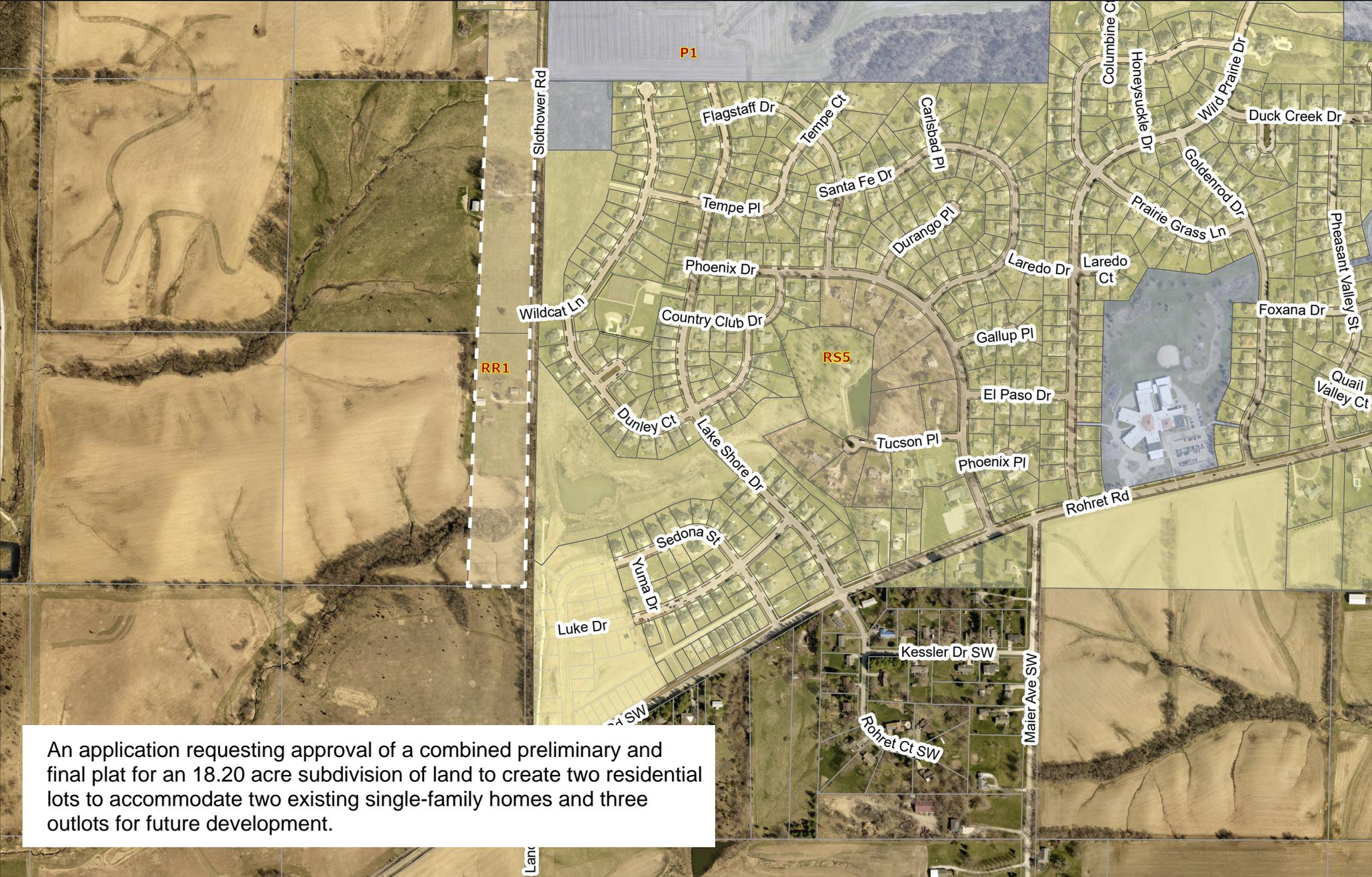


# SUB25-0005 1257 Slothower Road



Prepared By: Olivia Ziegler  
Date Prepared: November 2025

0 0.05 0.1 0.2 Miles



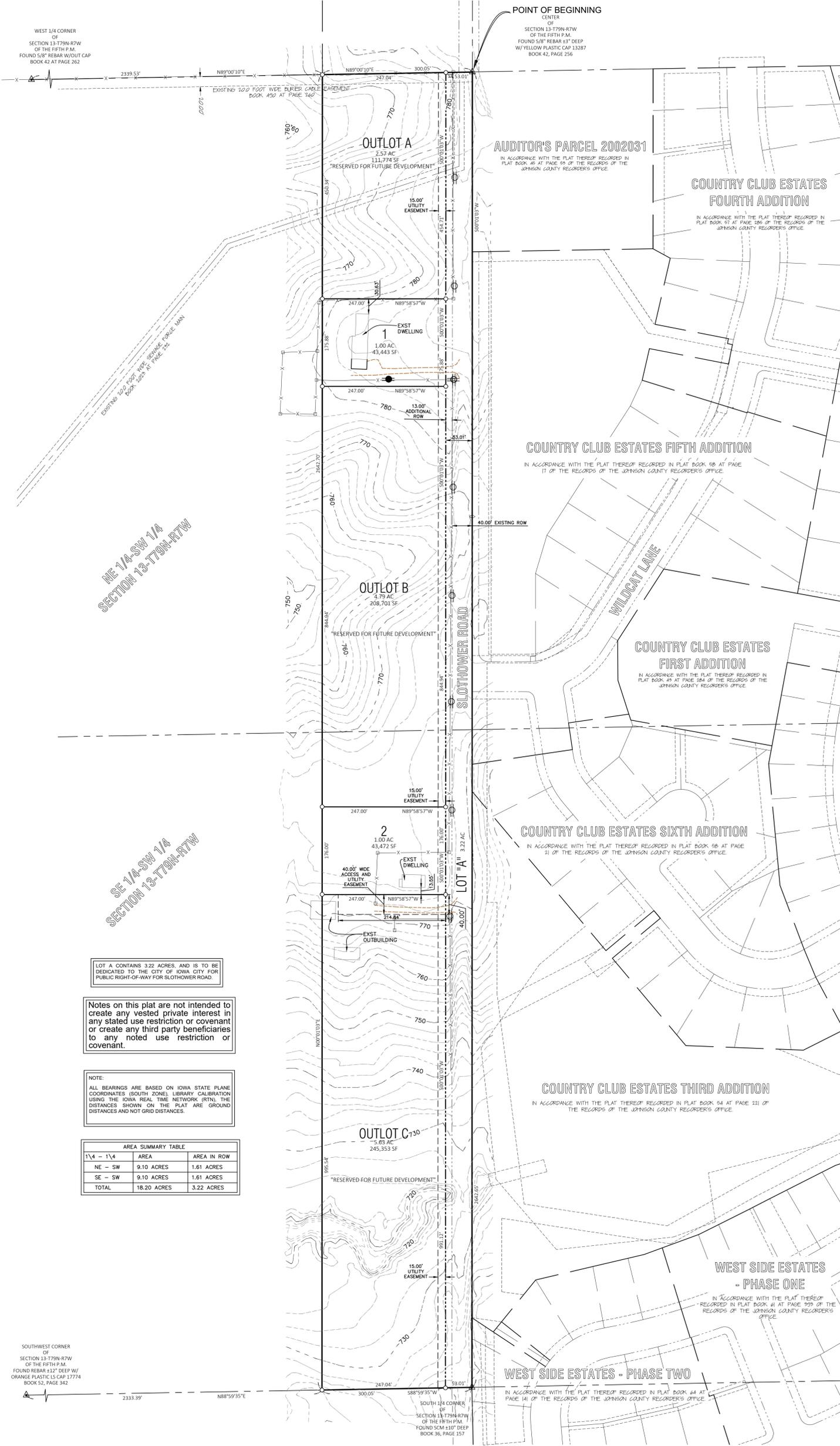
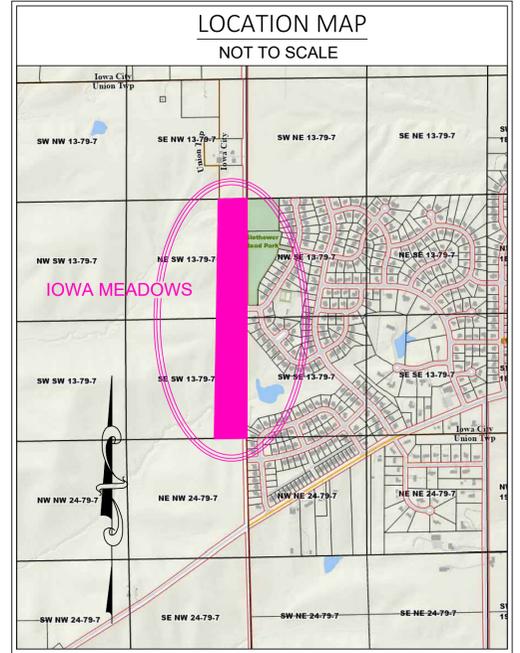
An application requesting approval of a combined preliminary and final plat for an 18.20 acre subdivision of land to create two residential lots to accommodate two existing single-family homes and three outlots for future development.

# **ATTACHMENT 3**

**Combined Preliminary & Final Plat**

# PRELIMINARY AND FINAL PLAT IOWA MEADOWS IOWA CITY, JOHNSON COUNTY, IOWA

<b>LOCATION:</b> A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IOWA CITY, JOHNSON COUNTY, IOWA.	<b>SUBDIVIDER:</b> DELBERT E WEBER & MARY M WEBER 17752 25TH STREET MECHANICSVILLE, IOWA 52307
<b>LAND SURVEYOR:</b> RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS, INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-5282	<b>SUBDIVIDER'S ATTORNEY:</b> ROBERT N. DOWNER SHUTTLEWORTH & INGERSOLL 235 6TH STREET SE CEDAR RAPIDS, IOWA 52401
<b>DATE OF SURVEY:</b> 07-30-2025	<b>PROPRIETOR OR OWNER:</b> DELBERT E. WEBER & MARY M WEBER REVOCABLE TRUST 17752 25TH STREET MECHANICSVILLE, IOWA 52307



STANDARD LEGEND AND NOTES	
●	CONGRESSIONAL CORNER, FOUND
○	PROPERTY CORNER(S), FOUND (as noted)
○	PROPERTY CORNERS SET (5/8" iron pin w/ orange, plastic LS Cap embossed with "MMS")
⊗	CUT "X"
(R)	RECORDED DIMENSIONS
(M)	MEASURED DIMENSIONS
---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
⊕	EXIST - POWER POLE W/DROP
⊕	PROP - POWER POLE W/DROP
⊕	EXIST - POWER POLE W/TRANS
⊕	PROP - POWER POLE W/TRANS
⊕	EXIST - POWER POLE W/LIGHT
⊕	PROP - POWER POLE W/LIGHT
⊕	EXIST - GUY POLE
⊕	PROP - GUY POLE
⊕	EXIST - LIGHT POLE
⊕	PROP - LIGHT POLE
⊕	EXIST - SANITARY MANHOLE
⊕	PROP - SANITARY MANHOLE
⊕	EXIST - FIRE HYDRANT
⊕	PROP - FIRE HYDRANT
⊕	EXIST - WATER VALVE
⊕	PROP - WATER VALVE
⊕	EXIST - DRAINAGE MANHOLE
⊕	PROP - DRAINAGE MANHOLE
⊕	EXIST - CURB INLET
⊕	PROP - CURB INLET
⊕	EXIST - FENCE LINE
⊕	PROP - FENCE LINE
⊕	EXIST - EXISTING SANITARY SEWER
⊕	PROP - PROPOSED SANITARY SEWER
⊕	EXIST - EXISTING STORM SEWER
⊕	PROP - PROPOSED STORM SEWER
⊕	EXIST - WATER LINES
⊕	PROP - WATER LINES
⊕	EXIST - ELECTRICAL LINES
⊕	PROP - ELECTRICAL LINES
⊕	EXIST - TELEPHONE LINES
⊕	PROP - TELEPHONE LINES
⊕	EXIST - GAS LINES
⊕	PROP - GAS LINES
⊕	EXIST - CONTOUR LINES (1' INTERVAL)
⊕	PROP - CONTOUR LINES (1' INTERVAL)
⊕	EXIST - PROPOSED GROUND
⊕	PROP - PROPOSED GROUND
⊕	EXIST - EXISTING TREE LINE
⊕	PROP - EXISTING TREE LINE
⊕	EXIST - EXISTING DECIDUOUS TREE & SHRUB
⊕	PROP - EXISTING DECIDUOUS TREE & SHRUB
⊕	EXIST - EXISTING EVERGREEN TREES & SHRUBS
⊕	PROP - EXISTING EVERGREEN TREES & SHRUBS

DESCRIPTION - IOWA MEADOWS  
BEGINNING at the Center of Section 13, Township 79 North, Range 7 West, of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa; Thence 500°01'03"W, along the East Line of the Southwest Quarter of said Section 13, a distance of 2642.65 feet, to the South Quarter Corner of said Section 13; Thence S88°59'35"W, along the South Line of said Southwest Quarter, 300.05 feet; Thence N00°01'03"E, along a line parallel with and 300.00 feet normally distant Westerly from the East Line of said Southwest Quarter, 2642.70 feet, to a Point on the North Line of said Southwest Quarter; Thence N89°00'10"E, along said North Line, 300.05 feet, to the POINT OF BEGINNING. Said Iowa Meadows contains 18.20 Acres, and is subject to easements and restrictions of record.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

RICHARD R. NOWOTNY  
P.L.S.  
NOWOTNY  
17916

Page 1 of 2 sheets covered by this seal:

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, in and for the State of Iowa.

PLAT/PLAN APPROVED by the City of Iowa City	
City Clerk	Date:
UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES; SEE CONSTRUCTION PLANS FOR DETAILS.	
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	
MIDAMERICAN ENERGY CO.	Date:
LUMEN	Date:
MEDIACOM	Date:
IMON	Date:
METRONET	Date:

LOT A CONTAINS 3.22 ACRES, AND IS TO BE DEDICATED TO THE CITY OF IOWA CITY FOR PUBLIC RIGHT-OF-WAY FOR SLOTHOWER ROAD.

Notes on this plat are not intended to create any vested private interest in any stated use restriction or covenant or create any third party beneficiaries to any noted use restriction or covenant.

NOTE:  
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE). LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE GRID DISTANCES AND NOT GRID DISTANCES.

AREA SUMMARY TABLE		
1/4 - 1/4	AREA	AREA IN ROW
NE - SW	9.10 ACRES	1.61 ACRES
SE - SW	9.10 ACRES	1.61 ACRES
TOTAL	18.20 ACRES	3.22 ACRES

SOUTHWEST CORNER OF SECTION 13-T79N-R7W OF THE FIFTH P.M. FOUND REBAR 12" DEEP W/ ORANGE PLASTIC LS CAP 17774 BOOK 52, PAGE 342

**MMS CONSULTANTS, INC.**  
Date: 08-25-2025  
Designed by: LSS  
Drawn by: RLW  
Checked by: RRN  
Project No: 12258-001

**IOWA CITY JOHNSON COUNTY IOWA**

**IOWA MEADOWS**

**PRELIMINARY AND FINAL PLAT**

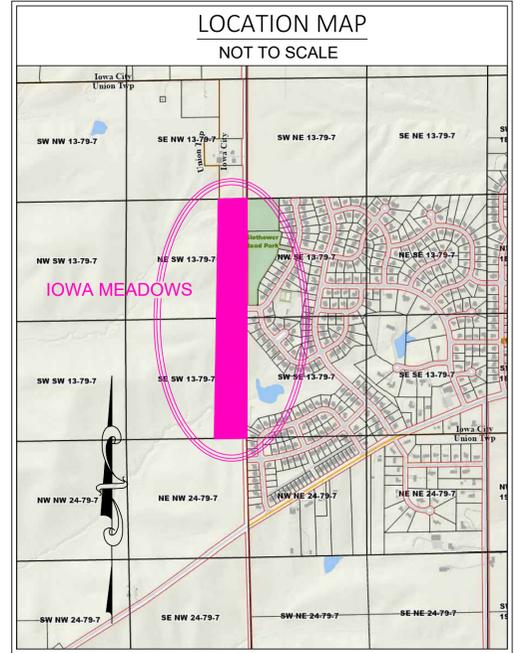
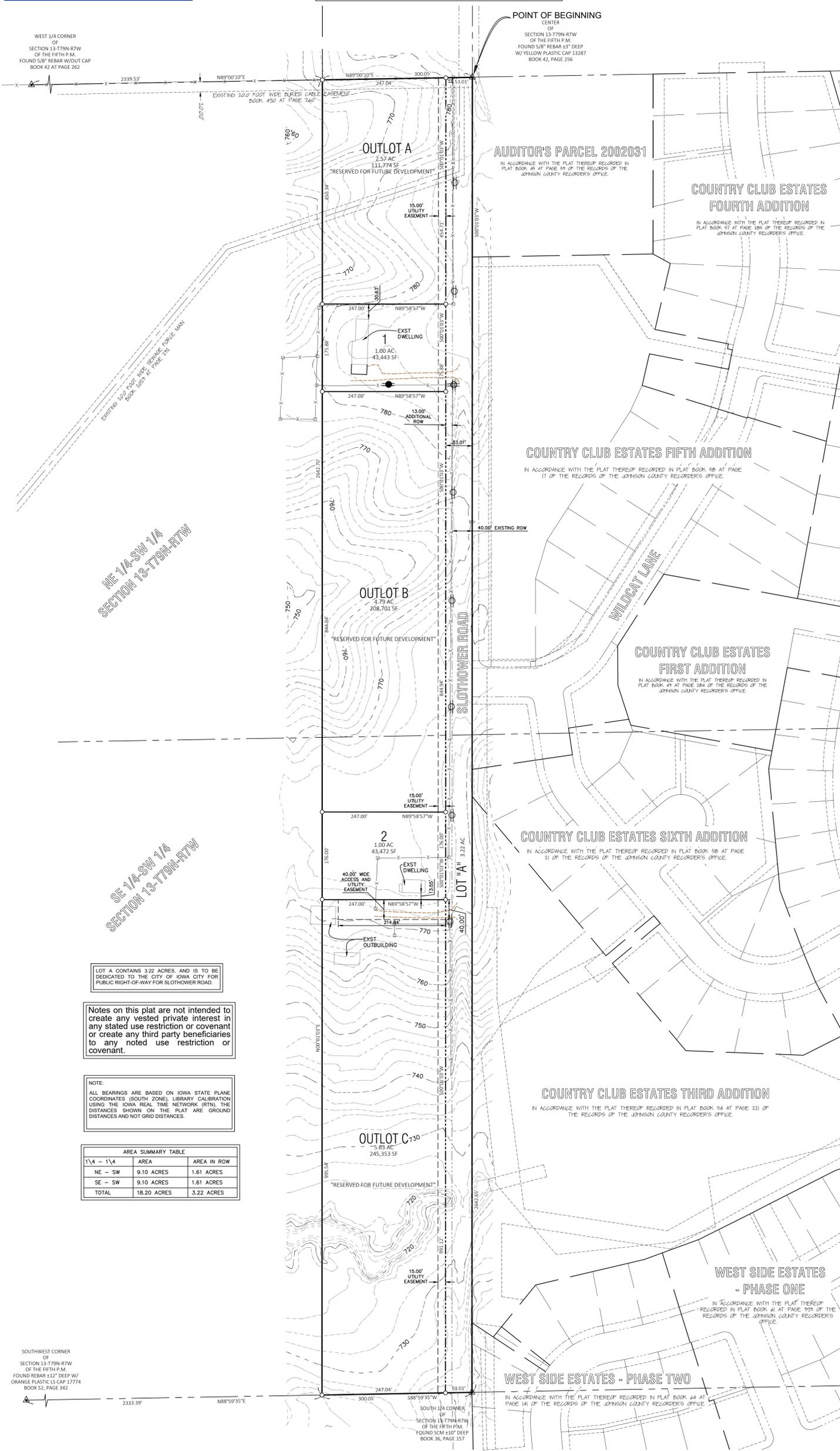
Date: 08/25/2025  
Revision: PER CLIENT - LSS  
08/26/2025 PER RRN REVIEW - LSS  
11/12/2025 PER UTILITY REVIEW - LSS  
11/26/2025 PER CITY REVIEW - LSS

**CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
ENVIRONMENTAL SPECIALISTS  
LANDSCAPE ARCHITECTS**

1917 S. GILBERT ST.  
IOWA CITY, IA 52240  
WWW.MMSCONSULTANTS.NET

# PRELIMINARY AND FINAL PLAT IOWA MEADOWS IOWA CITY, JOHNSON COUNTY, IOWA

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<b>DATE OF SURVEY:</b> 07-30-2025	<b>PROPRIETOR OR OWNER:</b> DELBERT E. WEBER & MARY M. WEBER REVOCABLE TRUST 17752 25TH STREET MECHANICSVILLE, IOWA 52307



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**DESCRIPTION - IOWA MEADOWS**

BEGINNING at the Center of Section 13, Township 79 North, Range 7 West, of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa; Thence 500°01'03"W, along the East Line of the Southwest Quarter of said Section 13, a distance of 2642.65 feet, to the South Quarter Corner of said Section 13; Thence S88°59'35"W, along the South Line of said Southwest Quarter, 300.05 feet; Thence N00°01'03"E, along a line parallel with and 300.00 feet normally distant Westerly from the East Line of said Southwest Quarter, 2642.70 feet, to a Point on the North Line of said Southwest Quarter; Thence N89°00'10"E, along said North Line, 300.05 feet, to the POINT OF BEGINNING. Said Iowa Meadows contains 18.20 Acres, and is subject to easements and restrictions of record.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

**RICHARD R. NOWOTNY**  
P.L.S.  
NOWOTNY  
17916

Page 1 of 2 sheets covered by this seal.

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, in and for the State of Iowa.

PLAT/PLAN APPROVED by the City of Iowa City	
City Clerk	Date:
UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES; SEE CONSTRUCTION PLANS FOR DETAILS.	
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	
MIDAMERICAN ENERGY CO.	Date:
LUMEN	Date:
MEDIACOM	Date:
IMON	Date:
METRONET	Date:

LOT A CONTAINS 3.22 ACRES, AND IS TO BE DEDICATED TO THE CITY OF IOWA CITY FOR PUBLIC RIGHT-OF-WAY FOR SLOTHOWER ROAD.

Notes on this plat are not intended to create any vested private interest in any stated use restriction or covenant or create any third party beneficiaries to any noted use restriction or covenant.

**NOTE:**  
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**MMS CONSULTANTS, INC.**  
08-25-2025  
12258-001

**IOWA CITY JOHNSON COUNTY IOWA**

**IOWA MEADOWS**

**PRELIMINARY AND FINAL PLAT**

**CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
ENVIRONMENTAL SPECIALISTS  
LANDSCAPE ARCHITECTS**

1917 S. GILBERT ST.  
IOWA CITY, IA 52240  
WWW.MMSCONSULTANTS.NET

DATE: 08/25/2025  
DESIGNED BY: LSS  
DRAWN BY: RLW  
CHECKED BY: RRN  
PROJECT NO: 12258-001

DATE: 08/25/2025  
DESIGNED BY: LSS  
DRAWN BY: RLW  
CHECKED BY: RRN  
PROJECT NO: 12258-001

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

## Resolution Approving the Preliminary and Final Plat of Iowa Meadows Subdivision, Iowa City, Iowa. (SUB25-0005)

Whereas, the owners, Delbert E Weber Revocable Trust and Mary M Weber Revocable Trust, submitted an application for approval of a combined preliminary and final plat of Iowa Meadows Subdivision, Iowa City, Iowa; and

Whereas, said subdivision is located on the following-described real estate in Iowa City, Johnson County, Iowa, to wit:

BEGINNING at the Center of Section 13, Township 79 North, Range 7 West, of the Fifth Principal Meridian, Iowa City, Johnson County, Iowa; Thence S00°01'03"W, along the East Line of the Southwest Quarter of said Section 13, a distance of 2642.65 feet, to the South Quarter Corner of said Section 13; Thence S88°59'35"W, along the South Line of said Southwest Quarter, 300.05 feet; Thence N00°01'03"E, along a line parallel with and 300.00 feet normally distant Westerly from the East Line of said Southwest Quarter, 2642.70 feet, to a Point on the North Line of said Southwest Quarter; Thence N89°00'10"E, along said North Line, 300.05 feet, to the POINT OF BEGINNING. Said Iowa Meadows contains 18.20 Acres, and is subject to easements and restrictions of record.

Whereas, the Department of Neighborhood and Development Services and the Public Works Department examined the preliminary and final plat and recommended approval; and

Whereas, the Planning and Zoning Commission examined the preliminary and final plat and, after due deliberation, recommended acceptance and approval of the plat; and

Whereas, a dedication has been made to the public, and the subdivision has been made with the free consent and in accordance with the desires of the owners and proprietors; and

Whereas, said preliminary and final plat is found to conform with Chapter 354, Code of Iowa (2025) and all other state and local requirements.

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

1. The said preliminary and final plat and subdivision located on the above-described real estate be and the same are hereby approved.
2. The City accepts the dedication of the streets and easements as provided by law.
3. The Mayor and City Clerk of the City of Iowa City, Iowa, are hereby authorized and directed, upon approval by the City Attorney, to execute all legal documents relating to said subdivision, and to certify a copy of this resolution, which shall be affixed to the final plat after passage and approval by law. The City Clerk shall record the legal documents and the plat at the office of the County Recorder of Johnson County, Iowa at the expense of the owner.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
 Mayor  
 Approved By

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

Page 2

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

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January 6, 2026

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Ordinance rezoning approximately 13.60 acres of property from Interim Development – Research Park (ID-RP) to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres for property located at west of Ava Circle and south of Kennedy Parkway (REZ25-0014). (Second Consideration)

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Reviewed By: Alexandra Bright, Asst. City Attorney

Attachments: [REZ25-0014 Staff Report](#)  
[PZ 11.05.25 minutes](#)  
[Ordinance](#)

# STAFF REPORT

To: Planning and Zoning Commission  
Item: REZ25-0014

Prepared by: Sam Brodersen, Associate  
Planner  
Date: November 5, 2025

GENERAL INFORMATION:

Applicant: Crossing Land LLC  
755 Mormon Trek Blvd  
Iowa City, IA 52246

Contact Person: Brian Vogel  
Hall & Hall Engineers, Inc  
1860 Boyson Road  
Hiawatha, IA 52233  
319-362-9548  
brian@halleng.com

Owner: Crossing Land LLC  
755 Mormon Trek Blvd  
Iowa City, IA 52246

Requested Action: Rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres

Purpose: To allow for the development of 19 single-family dwellings

Location: Outlot E of Cardinal Pointe Weste – Part One; West of Ava Circle and South of Kennedy Parkway

Location Map:



Size:	13.60 acres
Existing Land Use and Zoning:	Undeveloped, Interim Development Research Park (ID-RP)
Surrounding Land Use and Zoning:	North: Undeveloped, City of Coralville South: Deer Creek Rd SE, Highway 218 East: OPD/RS-5, Low Density Single-family Residential with Planned Development Overlay; ID-RP, Interim Development Research Park West: ID-RP, Interim Development Research Park
Comprehensive Plan:	Conservation Design – Clear Creek Master Plan
District Plan:	None
Neighborhood Open Space District:	Northwest
Public Meeting Notification:	Property owners and residents within 500' of the property received notification of the Planning and Zoning Commission public meeting. A rezoning sign was posted on October 23, 2025.
File Date:	September 25, 2025
45 Day Limitation Period:	November 9, 2025

### BACKGROUND INFORMATION:

The applicant, Crossing Land LLC, is requesting approval for the rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres. The applicant intends to develop the 4.75 acres of RS-8 land with nineteen single-family lots.

This and the surrounding areas were annexed into the city between 1969 and 1972. Since 1983 the area has been zoned Interim Development – Research Park (ID-RP) to reflect possible development of an office park along Highway 218. In May 2002, the City Council signed a Memorandum of Understanding for the Clear Creek Master Plan including a concept that envisioned a “conservation-type” development including residential and commercial uses in the area surrounding Camp Cardinal Boulevard.

In 2015, a rezoning and preliminary plat application (REZ15-0018 and SUB15-0023) was approved for the land immediately east of the project site. This rezoning resulting in 16.81 acres of land being rezoned the land from ID-RP to RS-5 in order to allow for the development of 31

residential lots.

In 2017, a rezoning and preliminary plat application (REZ17-0011 and SUB17-0008) was approved for the land east of the project site. This rezoning resulted in 28.03 acres of land being rezoned from ID-RP to RS-12 for 5.35 acres, RM-12 for 3.30 acres, and RR-1 for 19.38 acres. This rezoning resulted in 16 residential lots including 9 single-family dwellings, 6 duplex lots, and 1 multifamily lot.

In 2021, a rezoning and preliminary plat application (REZ20-0013 and SUB21-0002) was approved for land southeast of the project site. This rezoning resulted in 27 acres of land being rezoned to RR-1 for 12.80 acres, RS-12 for 6.05 acres, RM-12 for 3.46 acres. And RM-20 for 4.88 acres. This rezoning resulted in 19 residential lots including 1 multifamily lot, 6 duplex lots, 12 single-family dwellings, and one outlot for future development. The proposed rezoning is the next phase of the overall Cardinal Pointe West development.

**Good Neighbor Policy:** The surrounding property owners have been notified of the proposed rezoning. A Good Neighbor Meeting was scheduled and took place on October 22, 2025. A Summary of the meeting is included as Attachment 4.

#### ANALYSIS:

**Current Zoning:** The area is zoned as Interim Development – Research Park (ID-RP). This zone is intended to provide for areas of managed growth in which agricultural and other nonurban uses of land may continue until such time as the city is able to provide city services and urban development can occur. The interim development zone is the default zoning district to which all undeveloped areas should be classified until city services are provided. Upon provision of city services, the city or the property owner may initiate rezoning to zones consistent with the comprehensive plan, as amended.

**Proposed Zoning:** The Rural Residential Zone (RR-1) is intended to provide a rural residential character for areas of the city that are not projected to have the utilities necessary for urban development in the foreseeable future or for areas that have sensitive environmental features that preclude development at urban densities. This is an appropriate designation for the 8.85 acres of land, which contain steep slopes and woodlands that limit development potential.

The Medium Density Single-Family Residential Zone (RS-8) is intended to provide for the development of small lot single-family dwellings. The regulations are intended to create, maintain, and promote livable neighborhoods. The regulations allow for some flexibility of dwelling types to provide housing opportunities for a variety of household types. Special attention should be given to site design to ensure the development of quality neighborhoods. Nonresidential uses and structures permitted in this zone should be planned and designed to be compatible with the character, scale, and pattern of the residential development. This is an appropriate designation for the 4.75 acres of land, which houses fewer sensitive features than the remainder of the parcel.

#### **Rezoning Review Criteria:**

Staff uses the following two criteria in the review of rezonings:

1. Consistency with the comprehensive plan.
2. Compatibility with the existing neighborhood character.

**Compliance with Comprehensive Plan:** This property is located within the Northwest Planning District. IC 2030: The Comprehensive Plan Update identifies this area as suitable for “Conservation Design” and refers to the Clear Creek Master Plan (a more detailed district plan has not been prepared for the Northwest District). The Clear Creek Master plan lays out a

general development concept with possible street layouts, and shows areas for residential, commercial, and office development. Conservation design is appropriate in areas containing steep slopes, woodlands, stream corridors, and other sensitive features. Building sites are identified to take advantage of the preserved land and create streets that minimize disturbance of natural areas. Developments with a conservation design should be more compact with less pavement and more open space than conventional development. The project is approximately 13.60-acres, and the majority of the project area will remain undeveloped to preserve and protect woodlands and sensitive slopes.

In staff's view, the proposed rezoning conforms with the conservation design envisioned in the Comprehensive Plan for this area. The proposed development is predominately for single-family homes and concentrates the housing units along the existing infrastructure. It also conforms with the land use policy to guide development away from sensitive environmental areas (page 24). The proposed rezoning conforms with the housing policy to encourage a diversity of housing options as well as the development of housing options on smaller lots that conserve land and allow for more affordable single-family housing options (page 28). The proposed rezoning will result in the development of single-family homes in a neighborhood containing a diversity of housing types, which aligns with this policy vision. By proposing the development areas on the most buildable portion of the property, and thereby preserving the sensitive areas of the property, the proposed rezoning is consistent with the goals and policies of the Comprehensive Plan.

**Compatibility with Existing Neighborhood Character:** The proposed rezoning is generally consistent with the existing neighborhood character. As noted above, 71.84 acres of surrounding land have been rezoned and subdivided over the past decade to accommodate for similar patterns of development. Existing single-family homes, townhouses, and multifamily homes are located to the east of the project area. The proposed rezoning locates the proposed single-family housing in less sensitive areas and the remainder of the project area will remain undeveloped woodlands. The rezoned area will be accessible via an extension of Kennedy Parkway. The proposed rezoning is consistent with the character of development of the immediately surrounding areas and is a continuation of the long-term vision of the Cardinal Pointe West area.

**Transportation and Access and Utilities:** The proposed development will be accessed from Kennedy Parkway. Development potential is limited due to the proximity of Highway 218 and restrictions placed on residential development within 300 ft of the highway. A future extension of Highway 965 is planned to the west of the subject parcel.

**Environmentally Sensitive Areas:** The subject parcel contains regulated sensitive features, including critical slopes and woodlands. A sensitive areas development plan is not required at the time of rezoning. A sensitive areas development plan will be required at subdivision.

**NEXT STEPS:**

Upon recommendation from the Planning and Zoning Commission, the City Council will hold a public hearing on the proposed rezoning.

**STAFF RECOMMENDATION:**

Staff recommends the approval of REZ25-0014, a rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres.

**ATTACHMENTS:**

1. Location Map
2. Zoning Map
3. Application Materials
4. Good Neighbor Meeting Summary

Approved by:  \_\_\_\_\_  
Danielle Sitzman, AICP, Development Services Coordinator  
Department of Neighborhood and Development Services

# **ATTACHMENT 1**

**Location Map**



0 0.04 0.07 0.14 Miles

# REZ25-0014

## Cardinal Pointe West - Part One Outlot E



Prepared By: Olivia Ziegler  
Date Prepared: October 2025



An application to rezone approximately 4.75 acres of land from Interim Development Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) zone, and 8.85 acres of land from Interim Development Research Park (ID-RP) zone to Rural Residential (RR-1) zone.

# **ATTACHMENT 2**

**Zoning Map**



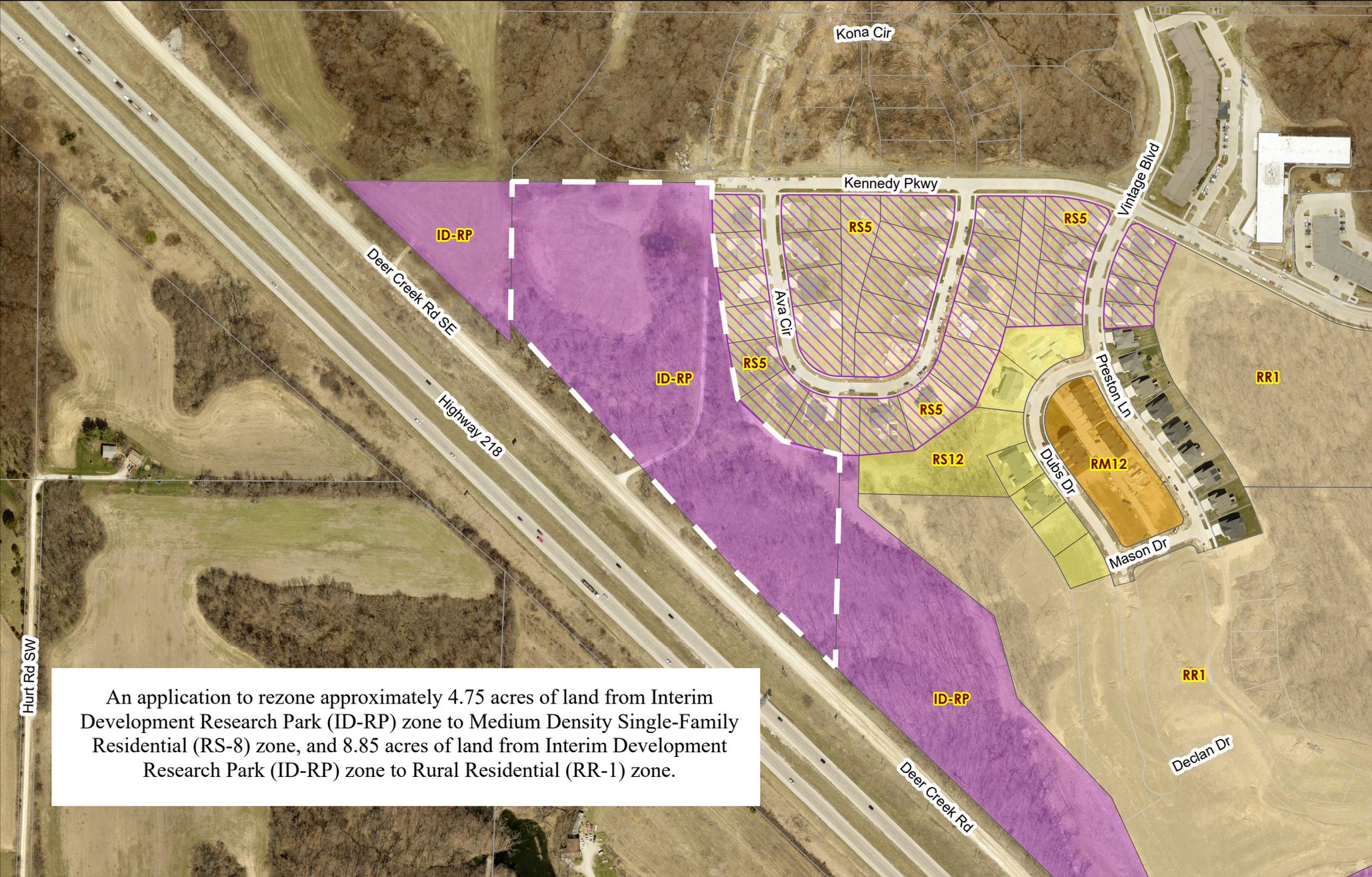
0 0.04 0.07 0.14 Miles

# REZ25-0014

## Cardinal Pointe West - Part One Outlot E



CITY OF IOWA CITY  
Prepared By: Olivia Ziegler  
Date Prepared: October 2025



An application to rezone approximately 4.75 acres of land from Interim Development Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) zone, and 8.85 acres of land from Interim Development Research Park (ID-RP) zone to Rural Residential (RR-1) zone.

# **ATTACHMENT 3**

**Application Materials – Applicant’s Statement and Rezoning Exhibit**



September 25, 2025

Re: Cardinal Pointe West – Part 5  
Applicant Statement for Rezoning Application

Dear City Council, P & Z, and City Staff:

Navigate Homes would like to request your consideration of our rezoning application for Cardinal Pointe West – Part 5. This application is part of a master plan that was started in 2015. The overall plan, formally described as Cardinal Pointe West, encompasses 80+ acres south of Kennedy Parkway, west of Camp Cardinal Road, and north of the Camp Cardinal wet basin (pond).

Navigate Homes would like to rezone 13.60 acres from ID-RP to RS-8, which is low density single family residential. The land is located at the west end of Kennedy Parkway, where the street is currently a dead end. Navigate Homes would like to develop this land as a residential subdivision with nineteen single family lots.

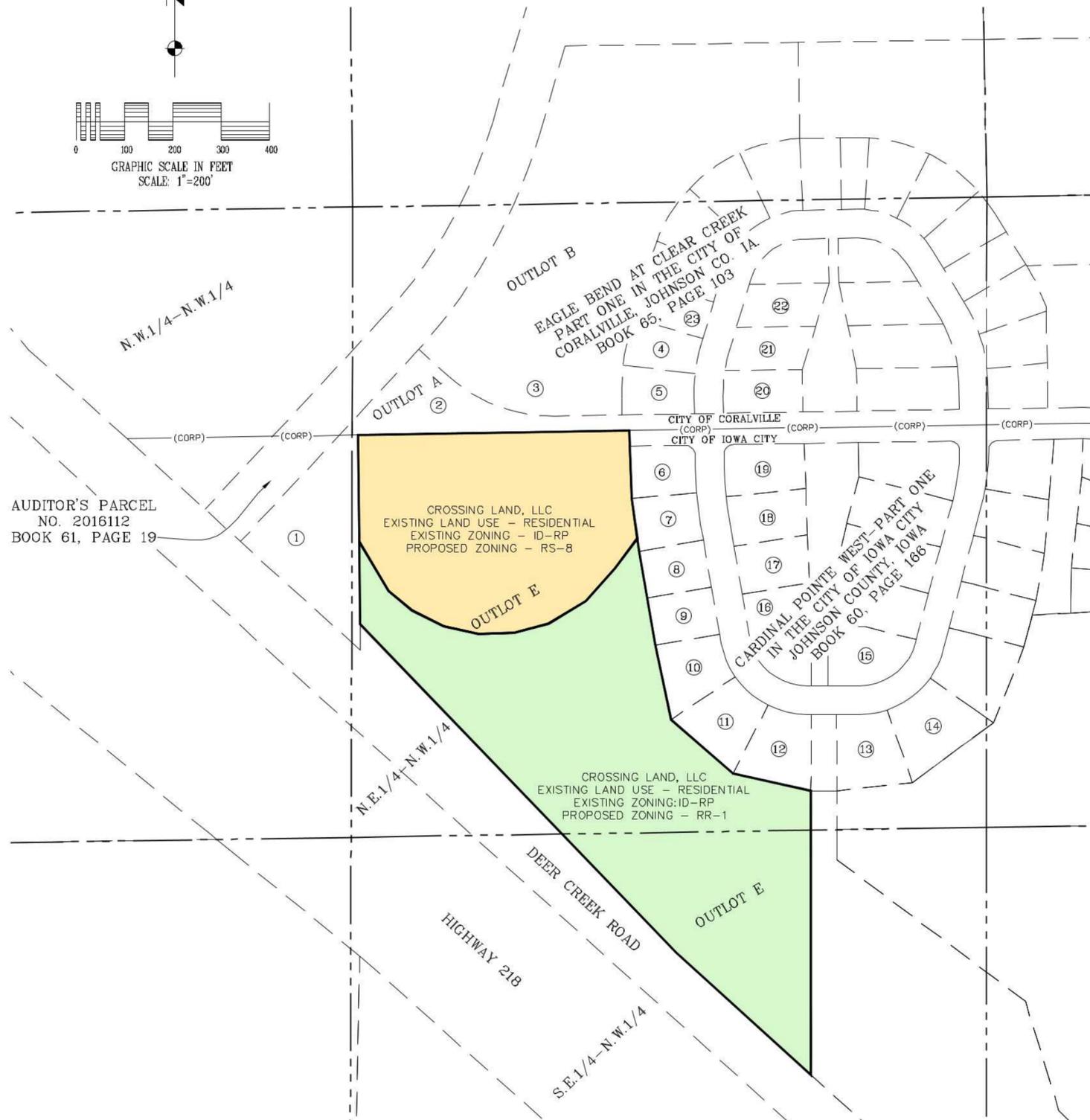
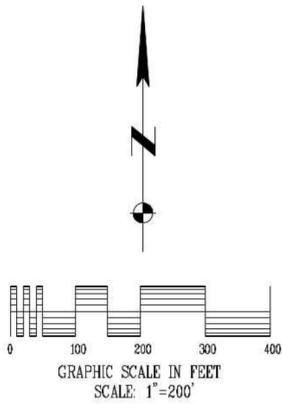
Please reference the items submitted by Hall & Hall Engineers regarding this application. Thank you in advance for your consideration of this request.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Gina Landau".

Gina Landau  
Vice President, Land Development  
Navigate Homes

**REZONING EXHIBIT**  
**CARDINAL POINTE WEST-PART FIVE**  
**IOWA CITY, JOHNSON COUNTY, IOWA**



APPLICANT:  
 NAVIGATE HOMES  
 2303 JONES BLVD. STE. B  
 CORALVILLE, IOWA 52241

OWNER:  
 CROSSING LAND, LLC  
 2303 JONES BLVD. STE. B  
 CORALVILLE, IOWA 52241

LEGAL DESCRIPTION - CROSSING LAND, LLC ZONE ID-RP TO RS-8:

A PORTION OF OUTLOT E OF CARDINAL POINTE WEST - PART ONE IN THE CITY OF IOWA CITY, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT E;  
 THENCE SOUTH 0°56'28" EAST ON THE EASTERLY LINE OF SAID OUTLOT E, 33.00 FEET;  
 THENCE SOUTH 2°06'42" EAST ON SAID EASTERLY LINE, 108.98 FEET;  
 THENCE SOUTH 7°50'48" EAST ON SAID EASTERLY LINE, 84.90 FEET;  
 THENCE SOUTH 36°36'43" WEST, 77.92 FEET;  
 THENCE SOUTH 41°18'52" WEST, 90.53 FEET;  
 THENCE SOUTH 58°40'16" WEST, 90.53 FEET;  
 THENCE SOUTH 74°24'53" EAST, 73.80 FEET;  
 THENCE SOUTH 88°32'42" WEST, 73.80 FEET;  
 THENCE NORTH 77°19'28" WEST, 73.80 FEET;  
 THENCE NORTH 63°11'39" WEST, 73.80 FEET;  
 THENCE NORTH 50°27'52" WEST, 63.00 FEET;  
 THENCE NORTH 30°26'44" WEST, 119.68 FEET TO THE WESTERLY LINE OF SAID OUTLOT E;  
 THENCE NORTH 0°36'01" EAST ON SAID WESTERLY LINE, 223.35 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT E;  
 THENCE NORTH 89°03'28" EAST ON THE NORTH LINE OF SAID OUTLOT E, 561.80 FEET TO THE POINT OF BEGINNING.  
 DESCRIBED PARCEL CONTAINS 4.75 ACRES.

LEGAL DESCRIPTION - CROSSING LAND, LLC ZONE ID-RP TO RR-1:

A PORTION OF OUTLOT E OF CARDINAL POINTE WEST - PART ONE IN THE CITY OF IOWA CITY, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT E;  
 THENCE SOUTH 0°56'28" EAST ON THE EASTERLY LINE OF SAID OUTLOT E, 33.00 FEET;  
 THENCE SOUTH 2°06'42" EAST ON SAID EASTERLY LINE, 108.98 FEET;  
 THENCE SOUTH 7°50'48" EAST ON SAID EASTERLY LINE, 84.90 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 36°36'43" WEST, 77.92 FEET;  
 THENCE SOUTH 41°18'52" WEST, 90.53 FEET;  
 THENCE SOUTH 58°40'16" WEST, 90.53 FEET;  
 THENCE SOUTH 74°24'53" EAST, 73.80 FEET;  
 THENCE SOUTH 88°32'42" WEST, 73.80 FEET;  
 THENCE NORTH 77°19'28" WEST, 73.80 FEET;  
 THENCE NORTH 63°11'39" WEST, 73.80 FEET;  
 THENCE NORTH 50°27'52" WEST, 63.00 FEET;  
 THENCE NORTH 30°26'44" WEST, 119.68 FEET TO THE WESTERLY LINE OF SAID OUTLOT E;  
 THENCE SOUTH 0°36'01" EAST ON SAID WESTERLY LINE, 172.08 FEET TO THE SOUTHWESTERLY LINE OF SAID OUTLOT E;  
 THENCE SOUTH 43°35'07" EAST ON SAID SOUTHWESTERLY LINE, 949.07 FEET;  
 THENCE SOUTH 47°30'14" EAST ON SAID SOUTHWESTERLY LINE, 378.43 FEET TO THE MOST SOUTHERLY CORNER OF SAID OUTLOT E;  
 THENCE NORTH 0°00'00" WEST ON THE EASTERLY LINE OF SAID OUTLOT E, 594.02 FEET;  
 THENCE NORTH 77°18'31" WEST ON SAID EASTERLY LINE, 165.31 FEET;  
 THENCE NORTH 48°44'54" WEST ON SAID EASTERLY LINE, 170.57 FEET;  
 THENCE NORTH 11°43'32" WEST ON SAID EASTERLY LINE, 162.20 FEET;  
 THENCE NORTH 9°46'52" WEST ON SAID EASTERLY LINE, 199.97 FEET;  
 THENCE NORTH 7°50'48" EAST, 23.26 FEET TO THE POINT OF BEGINNING.  
 DESCRIBED PARCEL CONTAINS 8.85 ACRES.

ADJOINING PROPERTY OWNERS:

- 1 - THE RIVER PRODUCTS COMPANY (ID-RP ZONING)
- 2 - CROSSING LAND LLC 2303 JONES BLVD. STE. B CORALVILLE (R-PUD1 ZONING)
- 3 - CROSSING LAND LLC 2303 JONES BLVD. STE. B CORALVILLE (R-PUD1 ZONING)
- 4 - JOSHUA AND NICOLE THOMPSON 1281 KONA CIR. CORALVILLE (R-PUD2 ZONING)
- 5 - FATIMA TOOR 1293 KONA CIR. CORALVILLE (R-PUD2 ZONING)
- 6 - SHAILESH AND PRATISKA DESAI 1385 AVA CIR. IOWA CITY (OPD ZONING)
- 7 - JACOB D. HANSEN 1371 AVA CIR. IOWA CITY (OPD ZONING)
- 8 - STEPHANIE CHRISTEL 1357 AVA CIR IOWA CITY (OPD ZONING)
- 9 - JUDY SIMONSON 1343 AVA CIR, IOWA CITY (OPD ZONING)
- 10 - KRISTOPHER J. KILLIUS 1329 AVAV CIR. IOWA CITY (OPD ZONING)
- 11 - KATIE A. HALBMAIER 1315 AVA CIR. IOWA CITY (OPD ZONING)
- 12 - CHARLES A. RAPPAPORT 1301 AVA CIR. IOWA CITY (OPD ZONING)

ADJOINING PROPERTY OWNERS:

- 13 - CHARLES J. AND JENNIFER L. WADDILOVE 1285 AVA CIR. IOWA CITY (OPD ZONING)
- 14 - DANETTE AND ALLEN FRAUENHOLTZ 1273 AVA CIR. IOWA CITY (OPD ZONING)
- 15 - MICHAEL A. AND KATHRYN HALYKO 1276 AVA CIR. IOWA CITY (OPD ZONING)
- 16 - MICHAEL AND HEATHER L. DURNEY 1322 AVA CIR. IOWA CITY (OPD ZONING)
- 17 - STEPHEN M. YOUHN 1352 AVA CIR. IOWA CITY (OPD ZONING)
- 18 - LINDA K. WILMARTH 1368 AVA CIR. IOWA CITY (OPD ZONING)
- 19 - MAHMUT AND ZEMZEMA ILERISOY 1384 AVA CIR. IOWA CITY (OPD ZONING)
- 20 - JENNIFER R NAD OMER VEJZOVIC 1288 KONA CIR. CORALVILLE (R-PUD2 ZONING)
- 21 - BOXIANG WANG 1276 KONA CIR. CORALVILLE (R-PUD2 ZONING)
- 22 - CROSSING LAND LLC 2303 JONES BLVD. STE. B CORALVILLE (R-PUD2 ZONING)
- 23 - MATTHEW H. AND ERIN L. GATENS 1269 KONA CIR. CORALVILLE (R-PUD2 ZONING)

Revision	Description

**HALL & HALL ENGINEERS, INC.**  
*Leaders in Land Development Since 1953*  
 1860 BOYSSON ROAD, HIWATHA, IOWA 52233  
 PHONE: (319) 382-9548 FAX: (319) 382-7595  
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
 LAND SURVEYING • LAND DEVELOPMENT PLANNING  
 www.halleng.com

**REZONING EXHIBIT**  
**CARDINAL POINTE WEST-PART FIVE**  
**IOWA CITY, JOHNSON COUNTY, IOWA**

Sheet Title: Rezoning Exhibit Part Five Remove River Products  
 CAD File: I:\Projects\20034\20034-16-5 Rezoning Exhibit Part Five Remove River Products.dwg Date Plotted: Oct 08, 2025 - 7:16am Plotted By: DLK

Designed by: DLK  
 Drawn by: DLK  
 Checked by: SKF  
 Date: 10/8/2025  
 Field Book No: 0T 115  
 Scale: 1"=200'  
 Sheet: 1 of 1  
 Project Number: 20034-16-5

# **ATTACHMENT 4**

## **Good Neighbor Meeting Summary**

# Summary Report for Good Neighbor Meeting



Project Name: Cardinal Pointe West Pt. 5 Project Location: west end of Kennedy Parkway

Meeting Date and Time: Wednesday, October 22, 2025 at 6:00pm

Meeting Location: Borlaug Elementary School Multi-Purpose Room

Names of Applicant Representatives attending: Gina Landau, Joe Hughes (Navigate)

Brian Vogel (Hall & Hall Engineers)

Names of City Staff Representatives attending: Anne Russett, Sam Brodersen

Number of Neighbors Attending: 3 Sign-In Attached? Yes 2 No         

General Comments received regarding project (attach additional sheets if necessary)-

The neighbors expressed no opposition to the development. Mainly the  
questions centered around tree removal, size of homes, additional students  
attending Borlaug Elementary, possible future bus routes/stops, price of  
homes, and grading adjacent to existing homes on Ava Circle.

Concerns expressed regarding project (attach additional sheets if necessary) -

No concerns were expressed and much of the discussion involved future  
plans for Highway 965, future development of the last phase of Cardinal Pointe  
West, and inquiries about the 100 acres currently for sale in the area.

Will there be any changes made to the proposal based on this input? If so, describe:

The proposal will be revised according to city comments previously provided.

Concerning the meeting, keeping tree removal to the minimum is encouraged.

We acknowledge this desire and will retain as much woodland as possible.

Staff Representative Comments

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Fei Huang  
Boxiang Wang

1276 Kona Cir

JAKE HANSEN

1371 AVA CIRCLE

**MINUTES  
PLANNING AND ZONING COMMISSION  
NOVEMBER 5, 2025 – 6:00 PM – FORMAL MEETING  
EMMA J. HARVAT HALL, CITY HALL**

**FINAL**

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

**MEMBERS ABSENT:** Maggie Elliott

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

**OTHERS PRESENT:** Gina Landau, Jon Marner

**RECOMMENDATIONS TO COUNCIL:**

By a vote of 6-0 the Commission recommends approval of REZ25-0014, a rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres.

By a vote of 6-0 the Commission recommends approval of SUB24-0005, an application submitted by Tailwind North Dubuque LLC for a combined preliminary and final plat of Cole Hill, a 2.84-acre subdivision to create one residential lot to accommodate an existing single-family home.

**CALL TO ORDER:**

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

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

None.

**REZONING ITEM:**

**CASE NO. REZ25-0014:**

Location: West of Ava Circle and south of Kennedy Parkway

An application for a rezoning of approximately 13.6 acres of land from Interim Development Research Park (ID-RP) zone to Medium Density Single-Family (RS-8) zone for approximately 4.75 acres and Rural Residential (RR-1) zone for approximately 8.85 acres.

Brodersen began the staff report sharing an aerial map and zoning map of the subject property. The property is currently zoned Interim Development Research Park, to the north is an undeveloped area of the city of Coralville, to the south is Deer Creek Road SE and Highway 218, to the east is Low Density Single-Family Residential with the Planned Development Overlay and Interim Development Research Park and to the west is Interim Development Research Park zoning. For some background on this case Brodersen stated this rezoning request is the next phase of the overall Cardinal Point West development that has been in development, between 2015 and 2021 71.84 acres of surrounding land has already been rezoned and subdivided in order to accommodate similar patterns of development. This application is requested to rezone the subject property from Interim Development Research Park to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres, with the goal of developing the RS-8 area with 19 single family dwellings and leaving the RR-1 area undeveloped

to preserve sensitive features. The rezoning is needed to allow uses that are not allowed in the current zoning designation.

The applicant has hosted a good neighbor meeting on October 22 there were three attendees. These attendees had questions regarding the plan and vision for the subject parcel. Brodersen shared some photos of the project site and the surrounding areas. He reiterated that the subject property is currently zoned Interim Development Research Park which is not compatible with the existing neighborhood, which is a mix of single family homes, townhomes and multifamily residences. The request is to rezone it to Medium Density Single-Family Residential and Rural Residential and the RS-8 zoning designation will allow for single family residential uses on smaller lots. Additionally, the request for Medium Density Single-Family Residential and Rural Residential is more consistent with the current zoning pattern and City services are available to service the proposed development. Again, the Rural Residential areas will remain undeveloped in order to preserve sensitive areas.

Brodersen explained that the City uses two criteria to review all rezonings, first is consistency with the Comprehensive Plan and second is compatibility with the existing neighborhood. Looking at the Future Land Use Map from the IC2030 Comprehensive Plan the subject area is designated for conservation design, which aligns with the requested rezoning. Additionally, the Comprehensive Plan has a list of goals and strategies that align with this request such as to guide development away from sensitive features, to encourage a diversity of housing options, for the development of housing options on smaller lots that conserve land and allow for more affordable single family housing. Brodersen also noted the subject parcel is located within the Clear Creek Master Plan which lays out a general development concept with possible street layouts and shows areas for residential, commercial and office development. As previously mentioned, the Future Land Use Map identifies this area as appropriate for conservation design and the proposed rezoning aligns with the conservation design vision as conservation design is intended to be appropriate for areas containing steep slopes, woodlands and other sensitive features, it's intended to have building sites identified to take advantage of the preserved land, and the intention is for development to be more compact with less pavement and more open space than conventional development. In terms of compatibility with the existing neighborhood Brodersen stated there are a variety of housing types, including single family dwellings, townhouses and multifamily housing in the area, this rezoning is the next phase in the overall Cardinal Point West development and the current Interim Development Research Park zoning is not compatible with the existing neighborhood, as it only allows agriculture by right. Interim Development Research Park zoning designation is intended to be a default zoning designation until City services are available and City services are available to service the proposed development so the Interim Development Research Park zoning is no longer appropriate.

Brodersen stated that staff received no correspondence related to this rezoning request.

Staff recommends the approval of REZ25-0014, a rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres.

In terms of next steps, City Council will schedule the date for the public hearing at the next Council meeting on November 18, following that, they will consider the rezoning at future meetings.

Davies asked if the Clear Creek Master Plan is something that's publicly available or is that part of a Comprehensive Plan. Russett explained it is not available on the City's website, staff does have it available by request, it was something that was done in collaboration with the city of Coralville several years ago.

Davies noted it says 19 houses will be there, is there any kind of delineation, are those all in the RS-8 or is the intent to spread them between the RS-8 and the RR-1. Brodersen stated the request is to place the dwellings in the RS-8 area, which is in the northern area of the parcel, the RR-1 zoning is planned to remain undeveloped.

Quellhorst opened the public hearing.

Gina Landau (Navigate Homes) is here on behalf of the owner, Crossing Land, LLC which is a break off from SouthGate and are doing the development part. She confirmed the developer's request is for a rezoning so they can build 19 single family homes.

Quellhorst closed the public hearing.

**Townsend moved to recommend the approval of REZ25-0014, a rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres.**

**Miller seconded the motion.**

Townsend noted it seems that this is land that's vacant and they need housing, they also seem to be smaller and not huge homes, so it sounds like the proper thing for her.

Davies noted they don't have a lot of information on how the land will be sited but he assumes that gets taken care of. He also noted it seems like the Good Neighbor meeting was mostly about wanting to retain some trees as a buffer to 218 and if there's really no planned development for the RR-1 that would retain the trees and buffer so he is generally supportive of the plan and the rezoning.

**A vote was taken and the motion passed 6-0.**

**SUBDIVISION ITEM:**

**CASE NO. SUB24-0005:**

Location: 620 Foster Road

An application for a combined preliminary and final plat for Cole Hill, a 2.84-acre subdivision to create one residential lot to accommodate an existing single-family home

Russett began the staff report showing an aerial map of the property, the house at the center is the property that's located at 620 Foster Road, the land to the north is undeveloped and then Interstate 80 is to the north with Foster Road to the south. The subject property is zoned RS-12 with a Planned Development Overlay and the surrounding area is also zoned mainly Single Family with a Planned Development Overlay, and some multifamily to the south. In terms of

Ordinance No. \_\_\_\_\_

Ordinance rezoning approximately 13.60 acres of property from Interim Development – Research Park (ID-RP) to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres for property located west of Ava Circle and south of Kennedy Parkway (REZ25-0014).

Whereas, the Owner, Crossing Land LLC, has requested the rezoning of 13.60 acres of land located west of Ava Circle and south of Kennedy Parkway from from Interim Development – Research Park (ID-RP) to Medium Density Single-Family Residential (RS-8) and Rural Residential (RR-1); and

Whereas, the Comprehensive Plan indicates that this area is suitable for “conservation design” including residential development; and

Whereas, the Planning and Zoning Commission has reviewed the proposed rezoning and has recommended the application be approved; and

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

Section I Approval. Property described below is hereby classified RS-8:

A PORTION OF OUTLOT E OF CARDINAL POINTE WEST - PART ONE IN THE CITY OF IOWA CITY, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT E;

THENCE SOUTH 0°56'28" EAST ON THE EASTERLY LINE OF SAID OUTLOT E, 33.00 FEET;

THENCE SOUTH 2°06'42" EAST ON SAID EASTERLY LINE, 108.98 FEET;

THENCE SOUTH 7°50'48" EAST ON SAID EASTERLY LINE, 84.90 FEET;

THENCE SOUTH 36°36'43" WEST, 77.92 FEET;

THENCE SOUTH 41°18'52" WEST, 90.53 FEET;

THENCE SOUTH 58°40'16" WEST, 90.53 FEET;

THENCE SOUTH 74°24'53" EAST, 73.80 FEET;

THENCE SOUTH 88°32'42" WEST, 73.80 FEET;

THENCE NORTH 77°19'28" WEST, 73.80 FEET;

THENCE NORTH 63°11'39" WEST, 73.80 FEET;

THENCE NORTH 50°27'52" WEST, 63.00 FEET;

THENCE NORTH 30°26'44" WEST, 119.68 FEET TO THE WESTERLY LINE OF SAID OUTLOT E;

THENCE NORTH 0°36'01" EAST ON SAID WESTERLY LINE, 223.35 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT E;

THENCE NORTH 89°03'28" EAST ON THE NORTH LINE OF SAID OUTLOT E, 561.80 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 4.75 ACRES.

And the property described below is hereby classified RR-1:

A PORTION OF OUTLOT E OF CARDINAL POINTE WEST - PART ONE IN THE CITY OF IOWA CITY, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT E;

THENCE SOUTH 0°56'28" EAST ON THE EASTERLY LINE OF SAID OUTLOT E, 33.00 FEET;

THENCE SOUTH 2°06'42" EAST ON SAID EASTERLY LINE, 108.98 FEET;

THENCE SOUTH 7°50'48" EAST ON SAID EASTERLY LINE, 84.90 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 36°36'43" WEST, 77.92 FEET;

THENCE SOUTH 41°18'52" WEST, 90.53 FEET;

THENCE SOUTH 58°40'16" WEST, 90.53 FEET;

THENCE SOUTH 74°24'53" EAST, 73.80 FEET;

THENCE SOUTH 88°32'42" WEST, 73.80 FEET;

THENCE NORTH 77°19'28" WEST, 73.80 FEET;

THENCE NORTH 63°11'39" WEST, 73.80 FEET;

THENCE NORTH 50°27'52" WEST, 63.00 FEET;

THENCE NORTH 30°26'44" WEST, 119.68 FEET TO THE WESTERLY LINE OF SAID OUTLOT E;

THENCE SOUTH 0°36'01" EAST ON SAID WESTERLY LINE, 172.08 FEET TO THE SOUTHWESTERLY LINE OF SAID OUTLOT E;

THENCE SOUTH 43°35'07" EAST ON SAID SOUTHWESTERLY LINE, 949.07 FEET;

THENCE SOUTH 47°30'14" EAST ON SAID SOUTHWESTERLY LINE, 378.43 FEET TO THE MOST SOUTHERLY CORNER OF SAID OUTLOT E;

Ordinance No. \_\_\_\_\_

Page 3

THENCE NORTH 0°00'00" WEST ON THE EASTERLY LINE OF SAID OUTLOT E, 594.02 FEET;

THENCE NORTH 77°18'31" WEST ON SAID EASTERLY LINE, 165.31 FEET;

THENCE NORTH 48°44'54" WEST ON SAID EASTERLY LINE, 170.57 FEET;

THENCE NORTH 11°43'32" WEST ON SAID EASTERLY LINE, 162.20 FEET;

THENCE NORTH 9°46'52" WEST ON SAID EASTERLY LINE, 199.97 FEET;

THENCE NORTH 7°50'48" EAST, 23.26 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 8.85 ACRES.

Section II. Zoning Map. The Building Inspector is hereby authorized and directed to change the zoning map of the City of Iowa City, Iowa, to conform to this amendment upon the final passage, approval and publication of this ordinance by law.

Section III. Certification And Recording. Upon passage and approval of the Ordinance, the City Clerk is hereby authorized and directed to certify a copy of this ordinance and to record the same, at the office of the County Recorder of Johnson County, Iowa, at the owner's expense, all as provided by law.

Section IV. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section V. 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 not adjudged invalid or unconstitutional.

Section VI. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication in accordance with Iowa Code Chapter 380.

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

\_\_\_\_\_  
Mayor

Approved by:

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

  
\_\_\_\_\_  
City Attorney's Office  
(Alexandra Bright – 12/03/2025)

Ordinance No. \_\_\_\_\_  
Page No. \_\_\_\_\_

First Consideration: December 9, 2025

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

January 6, 2026

---

Resolution approving project manual and estimate of cost for the construction of the 2026 Parking Garages Maintenance and Repair 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.

---

Prepared By: Joe Welter – Senior Engineer  
Reviewed By: Jason Havel – City Engineer  
Darian Nagle-Gamm – Transportation Services Director  
Ron Knoche – Public Works Director  
Kirk Lehmann – Assistant City Manager  
Alexandra Bright - Asst. City Attorney  
Fiscal Impact: \$1,250,000 available in the Parking Facility Restoration Repair account #T3004.  
Staff Recommendation: Approval  
Attachments: [Resolution](#)

## Executive Summary:

This agenda item begins the bidding process for the 2026 Parking Garages Maintenance and Repair Project. This annual project addresses maintenance, rehabilitation, and repairs on three of the City's six parking garage structures – Chauncey Swan, Court Street Transportation Center, and Dubuque Street.

## Background / Analysis:

The items within this year's annual project were either identified and programmed within the 2024-2028 Parking Ramp Master Plan, February 16, 2024, or have manifested themselves since the last master plan. 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.

## Project Timeline:

Public Hearing / Approve Project Manual: January 6, 2026  
Bid Letting Date: January 29, 2026  
Contract Award Date: February 17, 2026  
Construction Dates: March to September 2026

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

Resolution approving project manual and estimate of cost for the construction of the 2026 Parking Garages Maintenance and Repair 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.

Whereas, notice of public hearing on the project manual and estimate of cost for the above-named project was published as required by law, and the hearing thereon held; and

Whereas, the City Engineer or designee intends to post notice of the project on the website owned and maintained by the City of Iowa City; 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 project manual and estimate of cost for the above-named project are hereby approved.
2. The amount of bid security to accompany each bid for the construction of the above-named project shall be in the amount of 10% (ten percent) of bid payable to City of Iowa City, Iowa.
3. The City Clerk is hereby authorized and directed to post notice as required in Section 26.3, not less than 13 days and not more than 45 days before the date of the bid letting, which may be satisfied by timely posting notice on the Construction Update Network, operated by the Master Builders of Iowa, and the Iowa League of Cities website.
4. Sealed bids for the above-named project are to be received by the City of Iowa City, Iowa, at the Office of the City Clerk, at the City Hall, before 3:00 p.m. on the 29<sup>th</sup> day of January, 2026. At that time, the bids will be opened by the City Engineer or his designee, and thereupon referred to the City Council of the City of Iowa City, Iowa, for action upon said bids at its next regular meeting, to be held at the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, at 6:00 p.m. on the 17<sup>th</sup> day of February, 2026, or at a special meeting called for that purpose.

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

\_\_\_\_\_  
Mayor

Approved by

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

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

Resolution No. \_\_\_\_\_  
Page 2

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

---

January 6, 2026

---

Resolution approving project manual and estimate of cost for the construction of the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction 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.

---

Prepared By: Alin Dumachi – Senior Engineer  
Reviewed By: Jon Durst – Water Superintendent  
Jason Havel – City Engineer  
Ron Knoche – Public Works Director  
Kirk Lehmann – Assistant City Manager  
Liz Craig - Asst. City Attorney

Fiscal Impact: \$3,480,000 available in the Collector Well No.1 Reconstruction Project Account #W3322.

Staff Recommendation: Approval

Attachments: [Resolution](#)

## **Executive Summary:**

This agenda item begins the bidding process for the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction Project. This project includes the reconstruction of the Collector Well No. 1 roof to accommodate new access hatches, upgrades to existing pumping, electrical, and HVAC equipment, as well as the rehabilitation of the collector well with the construction of two new 12-inch laterals, and the connection of the new sludge lagoon effluent line.

## **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:**

Hold Public Hearing – January 6, 2026  
Bid Letting – February 10, 2026  
Award Date – February 17, 2026  
Construction – March 2026 to August 2027

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

Resolution approving project manual and estimate of cost for the construction of the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction 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.

Whereas, notice of public hearing on the project manual and estimate of cost for the above-named project was published as required by law, and the hearing thereon held; and

Whereas, the City Engineer or designee intends to post notice of the project on the website owned and maintained by the City of Iowa City; 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 project manual and estimate of cost for the above-named project are hereby approved.
2. The amount of bid security to accompany each bid for the construction of the above-named project shall be in the amount of 10% (ten percent) of bid payable to Treasurer, City of Iowa City, Iowa.
3. The City Clerk is hereby authorized and directed to post notice as required in Section 26.3, not less than 13 days and not more than 45 days before the date of the bid letting, which may be satisfied by timely posting notice on the Construction Update Network, operated by the Master Builder of Iowa, and the Iowa League of Cities website.
4. Sealed bids for the above-named project are to be received by the City of Iowa City, Iowa, at the Office of the City Clerk, at the City Hall, before 3:00 p.m. on the 10<sup>th</sup> day of February, 2026. At that time, the bids will be opened by the City Engineer or his designee, and thereupon referred to the City Council of the City of Iowa City, Iowa, for action upon said bids at its next regular meeting, to be held at the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, at 6:00 p.m. on the 17<sup>th</sup> day of February, 2026, or at a special meeting called for that purpose.

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

\_\_\_\_\_  
Mayor

Approved by

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

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

Resolution No. \_\_\_\_\_  
Page 2

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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January 6, 2026

---

Resolution authorizing the Mayor to sign and the City Clerk to attest to a Sharing and Indemnification Agreement with Johnson County to allow Johnson County Ambulance Service to store and operate an ambulance from Fire Station 2.

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Prepared By: Scott Lyon, Fire Chief

Reviewed By: Chris O'Brien, Deputy City Manager  
Jennifer Schwickerath, Assistant City Attorney

Fiscal Impact: None

Staff Recommendation: Approval

Attachments: [Resolution](#)  
[Iowa City Fire Department Station 2 Agreement](#)

## **Executive Summary:**

Residents of the west side of Iowa City are served by one fire apparatus west of the Iowa River. Providing a location to house a Johnson County Ambulance at Fire Station 2 will aid in the delivery of advanced life support care in this area of our community.

## **Background / Analysis:**

The Iowa City Fire Department and Johnson County Ambulance Service have a long history of successful collaboration in providing high-quality medical care to our community. Since February 2016, a Johnson County ambulance has been co-located at Iowa City Fire Station 4 on the east side of the city. This strategic placement has effectively supported emergency response in a rapidly growing area of Iowa City. Building on that success, this agreement establishes the placement of an additional Johnson County ambulance at Fire Station 2, also located on the expanding east side of Iowa City. This initiative leverages our existing partnership to enhance community service while maintaining a cost-neutral approach. By aligning resources where demand is increasing, we are continuing our shared commitment to timely, efficient, and reliable emergency medical care for all residents.



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

## **IOWA CITY FIRE DEPARTMENT STATION 2 SHARING AND INDEMNIFICATION AGREEMENT**

This Station 2 Sharing and Indemnification Agreement (hereinafter, the "AGREEMENT") is between the City of Iowa City (hereinafter, the "CITY") and Johnson County, Iowa (hereinafter, the "COUNTY"; together, the "PARTIES".)

### **RECITALS**

WHEREAS, the Johnson County Ambulance Service, a COUNTY entity, desires to enhance emergency response times in Iowa City and in Johnson County.

WHEREAS, collaboration and cooperation between the Iowa City Fire Department and the Johnson County Ambulance Service is long-standing and mutual; and

WHEREAS, the CITY has the capacity to assist the COUNTY by providing parking, housing, and storage at the CITY's Fire Station 2; and

WHEREAS, the CITY does not seek compensation for the space used by the COUNTY in this way, and the COUNTY appreciates that all space and facilities are borrowed on an "as is" basis, and at its own risk; and

WHEREAS, the PARTIES wish to enter into this AGREEMENT to memorialize their mutual understanding.

### **AGREEMENT**

1. **Use of Facilities.** The COUNTY shall have the use of one bay, storage space, and two bedrooms, all as designated by City, and all at Iowa City Fire Station 2. COUNTY is responsible for establishing, operating, and maintaining any phone, IT, or radio facilities they utilize, as well as for any other fit-out they require. The facilities shall be returned in as good of condition as when received by the COUNTY, save normal wear and tear.
2. **Janitorial.** Fire Station 2 is cleaned and maintained by CITY firefighters. It is expected that COUNTY employees using the facility will be at least as diligent as CITY employees in cleaning and maintaining the facilities used by the COUNTY.
3. **Use of Facilities.** The COUNTY will use the facilities in question solely for operation of the Johnson County Ambulance Service. The facilities may not be used for any other purpose. There are no time of day or date restrictions on the County's use of the facilities or access to the facilities – meaning, the County has access to the facilities and use of the facilities every day of the year, every hour of the day, all year long. There are no holidays or other circumstances where the County would not have access to the facilities or use of the facilities, unless use or access becomes impossible by an event or occurrence outside the control of the parties (such as force majeure, act of God, natural disaster).
4. **Prohibited Behavior.** Smoking, including the use of electronic cigarettes, is not allowed anywhere on the grounds of Fire Station 2. Electronic cigarette means vapor product as defined in Section 453A.1 of the Code of Iowa, as amended.
5. **Waiver.** The COUNTY hereby disclaims, and COUNTY hereby releases the CITY from any and all liability, whether in contract or tort (including strict liability and

negligence) for any loss, damage, or injury of any nature whatsoever sustained by COUNTY, its employees, agents or invitees related in any way to COUNTY's use of Fire Station 2 during the term of this AGREEMENT, including, but not limited to, loss, damage or injury to the property of COUNTY, or the injury (up to and including death) of COUNTY's employees, contractors, subcontractors, agents, volunteers, or invitees.

6. Indemnification. COUNTY agrees to defend, indemnify, and hold harmless the CITY against any and all claims related in any way to COUNTY's use of Fire Station 2 during the term of this AGREEMENT.

7. Waiver of Subrogation. The CITY and COUNTY and all parties claiming under or through them hereby mutually release and discharge each other, and the officers, employees, agents, representatives, customers and business visitors of CITY and COUNTY from all claims, losses and liabilities arising from or caused by any hazard covered by insurance on or in connection with the facilities or said building, even if caused by the fault or negligence of a released party. This release shall apply only to the extent that such claim, loss or liability is covered by insurance.

8. Termination. This AGREEMENT shall remain in full force and effect until such a time as either party gives notice of termination. Said termination will be effective fourteen (14) calendar days after service, by first class mail, on the other party. Written notice shall be provided to the following: CITY: Iowa City Fire Chief, 410 E. Washington St., Iowa City, IA 52240; COUNTY: Chairperson, Johnson County Board of Supervisors, 855 S. Dubuque St., Iowa City, IA 52240.

IN WITNESS WHEREOF, the PARTIES hereto have executed this AGREEMENT to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF IOWA CITY

JOHNSON COUNTY, IOWA

\_\_\_\_\_, Mayor

\_\_\_\_\_, Chair

Attest:

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
County Auditor

CITY ACKNOWLEDGMENT

STATE OF IOWA     )  
                                  ) ss:  
JOHNSON COUNTY )

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared \_\_\_\_\_ 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 said municipal corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of said municipal corporation; that said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council; and that the said Mayor and City Clerk as such officers acknowledged that the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

COUNTY ACKNOWLEDGMENT

STATE OF IOWA     )  
                                  ) ss:  
JOHNSON COUNTY )

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared \_\_\_\_\_ and Julie Persons, to me personally known, who being by me duly sworn, did say that they are the Chair of the Board of Supervisors and County Auditor, respectively, of the County of Johnson, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that said instrument was signed and sealed on behalf of the corporation by authority of its Board of Supervisors; and that the said Chairperson and Auditor, as such officers acknowledged that the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa



# CITY OF IOWA CITY COUNCIL ACTION REPORT

---

January 6, 2026

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Ordinance amending Title 16, entitled “Public Works”, Chapter 3, “City Utilities”, Article C, “Potable Water Use and Service.” (Second Consideration)

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Prepared By: Jon Durst, Water Superintendent  
Reviewed By: Ron Knoche, Public Works Director  
Alexandra Bright, Assistant City Attorney  
Eric Goers, City Attorney  
Geoff Fruin, City Manager

Fiscal Impact: None  
Staff Recommendation: Approval  
Attachments: [Ordinance](#)

## **Executive Summary:**

An ordinance to allow for the implementation of water conservation measures during emergencies limiting the availability of drinking water such as equipment failures, source water contamination, prolonged loss of electrical power, or natural catastrophes. The ordinance is structured to provide a phased approach to water use curtailment to maintain public and private functions to the greatest extent possible without compromising the integrity of the drinking water system.

## **Background / Analysis:**

The City of Iowa City’s drinking water is primarily sourced from the Iowa River. Recently the State of Iowa experienced a 204-week drought between June 2020 and May 2024. Many communities within Iowa experienced temporary or prolonged water shortages during this period such as Osceola and Belle Plain, Iowa. This event prompted the Iowa Department of Natural Resources to begin recommending or requiring drinking water utilities to develop emergency water conservation plans. These recommendations were made to Iowa City in January 2022 and again in December 2024.

The ordinance amendment is the culmination of this effort to provide City leaders with a phased and flexible approach to a disruption of the water supply.

Ordinance no. \_\_\_\_\_

**Ordinance amending Title 16, entitled Public Works, Chapter 3, City Utilities, Article C, Potable Water Use and Service.**

Whereas, the water source for the City of Iowa City drinking water is primarily the Iowa River; and

Whereas, the Iowa River is a surface water source with flows impacted by weather conditions and subject to the control of the Federal Army Corps of Engineers at the Coralville Dam; and

Whereas, the State of Iowa experienced a 204-week drought between June 2020 and May 2024; and

Whereas, the Iowa Department of Natural Resources inspection of the water system in January 2022 and December 2024 has recommended the development of an emergency conservation policy per Iowa Administrative Code 567-52.9(3)(c); and

Whereas, emergency water conservation is needed when the demand on the public drinking water system is greater than the available water for production; and

Whereas, water conservation may be achieved through voluntary curtailment of use or enforced with water use restrictions; and

Whereas, to better prepare the City of Iowa City for an emergency water conservation event it is necessary to adopt an ordinance establishing water use restrictions; and

Whereas, it is additionally in the public interest and for the protection of public health, safety, and welfare to prevent the depressurization of the water supply and the reduction of available firefighting water; and

Whereas, the City desires to amend the Potable Water Use and Service article to enable action in the event of an emergency water conservation scenario.

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

Section I. Amendment.

Title 16, Chapter 3, Article C, is amended by adding Section 11 entitled "Emergency Water Conservation" with the text as follows:

A. Purpose: The purpose of this section is to establish and set forth plans and procedures to be followed during an emergency water conservation event. Without such provisions, water may not be sufficiently conserved for essential uses, such as the preservation of public drinking water and firefighting systems.

B. Emergency Water Conservation Event: The City Manager or designee shall declare a water conservation emergency when the City Manager or designee finds that there is a need to reduce water use, based on available Iowa City drinking water production, the need to reduce water use other than that which is necessary for the preservation of human life and for fire protection. The following stages of water use regulations may be selectively enacted during a water conservation event.

1. Stage 1: Warning

After a warning has been declared, the following activities may be prohibited:

- a. Outdoor watering and irrigation, except in the case of an approved application submitted to the Iowa City Water Division for the watering of vegetation planted or sod laid during the current growing season, not to exceed 1-inch of water use per week, with approved watering activities occurring between 8PM and 8AM.
- b. The use of water to wash cars, trucks, boats, and other motor vehicles, except at commercial establishments with water reuse. Use of wash bays or services without water reuse are prohibited.
- c. Filling private outdoor swimming pools, children's wading pools, reflecting pools, or any other outdoor pool or pond.
- d. Outdoor pressure washing activities.
- e. Fire hydrant flushing activities by the Iowa City Water Division, except as necessary to maintain water age and disinfectant residual.
- f. Bulk water sales at bulk fill stations.
- g. Sewer line jetting activities, except as necessary to prevent sewer line blockages.
- h. Use of contractor fire hydrant water meters.
- i. Any additional measures not listed that are deemed necessary by the City Manager to maintain the integrity of the public drinking water system.

2. Stage 2: Emergency

At the emergency stage, the following activities may be prohibited:

- a. All restrictions listed in Stage 1.
- b. All outdoor water and irrigation, without exceptions.
- c. All use of water to wash cars, trucks, boats, and other motor vehicles, without exceptions.
- d. Filling of swimming pools, including public pools and splash pads.
- e. Water use through a single purpose or irrigation meter.
- f. Additional water use restrictions shall be provided to residential, commercial, and industrial customers on a case-by-case basis.

3. Stage 3: Prolonged Emergency

At the prolonged emergency stage, the following restrictions may occur:

- a. All restrictions listed in Stages 1 and 2.
- b. Strategic shutdown of water service to areas of the City in order to minimize the loss of system integrity.

C. Declaration and Notice:

1. The City Manager or designee shall declare an Emergency Water Conservation Event by written, signed notice, filed with the City Clerk, stating the beginning time of the emergency water conservation declaration and the restrictions imposed on water use.
2. The City Manager or designee may cancel or enhance such declaration at any time based on water supply availability.

3. The City Manager or designee shall issue a press release and other communication efforts deemed necessary at the time of the initial declaration and for any changes to the declaration.
4. The City Manager or designee shall assign staff to perform enforcement actions related to the declaration.

D. Violations:

1. All violations of the declared restrictions imposed by the Emergency Water Conservation Event shall be a municipal infraction subject to the penalties provided within this code and water shutoff as needed to prevent further water waste.

Section II. Repealer. All ordinances and parts of ordinances in conflict with the provisions 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 not 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

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

Approved by  
  
\_\_\_\_\_  
City Attorney's Office  
(Alexandra Bright – 12/03/2025)

Ordinance No. \_\_\_\_\_  
Page No. \_\_\_\_\_

First Consideration: December 9, 2025

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

January 6, 2026

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Ordinance amending Title 16, entitled "Public Works," Chapter 3, entitled "City Utilities," Article H, entitled "Solid Waste," Section 7, entitled "Storage of Solid Waste," to require property and business owners within the downtown area subject to the solid waste container permit system to contract with a commercial waste hauler. (Second Consideration)

---

Prepared By: Susan Dulek, First Ass't. City Attorney  
Reviewed By: Chris O'Brien, Deputy City Manager  
Ron Knoche, Public Works Director  
Sue Dulek, First Asst. City Attorney  
Fiscal Impact: none  
Staff Recommendation: Approval  
Commission Recommendations: N/A  
Attachments: [Ordinance](#)

## **Executive Summary:**

The City Code provides that solid waste haulers must have a permit to place their solid waste containers (aka, dumpsters) in the alleys in central Iowa City, and currently only Republic Services of Iowa (Republic) has a permit to do so. Although most businesses and owners contract with Republic for trash removal, some do not, and the City and the Downtown District have received complaints that trash is deposited into containers paid for by others.

This ordinance requires all owners and businesses to have a contract for the collection of trash and recycling materials and to provide to the City upon request a copy of the contract.

## **Background / Analysis:**

The City adopted a solid waste permit system codified at Section 16-3H-7 of the City Code to limit the number of solid waste haulers allowed to place their solid waste containers (aka, dumpsters) in the public alleys in central Iowa City defined as the "downtown" in Resolution No. 17-29. The "downtown" consists of two areas. One area is bordered by Gilbert Street to the east, Iowa Avenue to the north, Clinton Street to the west, and Burlington Street to the south and the other area is bordered by Gilbert Street to the east, Bloomington Street to the north, Dubuque Street to the west, and Jefferson Street to the south.

The current permittee is Republic Services of Iowa. Not every owner or business in the "downtown" has contracted with Republic Services of Iowa for waste removal services, and the City and the Downtown District have received complaints that waste is being deposited in containers paid for by other owners and businesses.

The City took an initial step to address this problem in 2023 by amending the Sidewalk Café Policy, adopted by Council resolution, to require all sidewalk café businesses to contract with

a waste hauler. The problem of depositing trash in containers paid for by others has continued.

This ordinance expands the Sidewalk Cafe Policy requirement to all property owners and businesses in the “downtown” to contract with a waste hauler for solid waste, recycling materials, and if used in its operation grease/cooking oil, unless the Public Works Director upon good cause grants an exception and to provide a copy of the contract to the City upon request.

Ordinance No. \_\_\_\_\_

Ordinance amending Title 16, entitled "Public Works," Chapter 3, entitled "City Utilities," Article H, entitled "Solid Waste," Section 7, entitled "Storage of Solid Waste," to require property and business owners within the downtown area subject to the solid waste container permit system to contract with a commercial waste hauler.

Whereas, the City adopted a solid waste permit system codified at Section 16-3H-7 of the Iowa City Code to limit the number of solid waste haulers allowed to place their solid waste containers (aka, dumpsters) in the public alleys in central Iowa City defined as the "downtown" in Resolution No. 17-29, which is the area bordered by Gilbert Street to the east, Iowa Avenue to the north, Clinton Street to the west, and Burlington Street to the south and the area bordered by Gilbert Street to the east, Bloomington Street to the north, Dubuque Street to the west, and Jefferson Street to the south; and

Whereas, the current permittee is Republic Services of Iowa; and

Whereas, not every owner or business in the "downtown" has contracted with Republic Services of Iowa for solid waste removal services, and the City and the Downtown District have received complaints that solid waste is being deposited in containers paid for by other owners and businesses; and

Whereas, in order to address this issue, the City in 2023 amended the Sidewalk Café Policy adopted by Council resolution to require all sidewalk café businesses to contract with a waste hauler; and

Whereas, the problem of depositing solid waste in containers paid for by others has continued; and

Whereas, it is in the City's interest to adopt an ordinance requiring all property owners and businesses in the "downtown" to contract with a waste hauler unless the Public Works Director upon good cause grants an exception.

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

Section I. Amendments.

1. Title 16, entitled "Public Works," Chapter 3, entitled "City Utilities," Article H, entitled "Solid Waste," Section 7, entitled "Storage of Solid Waste," is amended by adding the following underscore text as new Subsection D4:

D. 4. Every owner or operator of property in the "downtown" must contract with a commercial waste hauler for the collection of its refuse, recycling materials, and if used in its operation grease/cooking oil. The owner or operator must provide a copy of the contract to the City within three (3) calendar days upon request. The Director upon good cause shown may approve an exception to this requirement. Any violation of this subsection is a municipal infraction punishable by a civil penalty provided in Subsection 1-4-2D of this Code.

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 not 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

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

Approved by

  
\_\_\_\_\_  
City Attorney's Office  
(Sue Dulek - 12/04/2025)

Ordinance No. \_\_\_\_\_  
Page No. \_\_\_\_\_

First Consideration: December 9, 2025

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

January 6, 2026

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Ordinance amending Title 3, "Finance, Taxation and Fees" of the City Code, to re-establish the Iowa City Downtown Self-Supported Municipal Improvement District (SSMID) pursuant to the provisions of Chapter 386, Code of Iowa; and providing for the establishment of an operation fund and the levy of an annual tax in connection therewith. (Pass & Adopt)

---

Prepared By: Rachel Kilburg Varley, Economic Development Coordinator

Reviewed By: Sue Dulek, First Assistant City Attorney  
Geoff Fruin, City Manager

Fiscal Impact: None

Staff Recommendation: Approval

Commission Recommendations: At the October 15, 2025 Planning and Zoning Commission meeting, P&Z determined that the Petition meets the requirements of Iowa Code Chapter 386, that the operational activities of the proposed District are appropriate in relation to existing laws, plans, and policies, and that the means to implement the proposed activities appear reasonably calculated to accomplish the proposed objectives.

Attachments: [Letter form ICDD - Request to Renew the Self-Supporting Municipal Improvement District](#)  
[ICDD SSMID 2025 Petition](#)  
[P&Z minutes 10 15 25 draft](#)  
[Evaluative Report](#)  
[Notice of Public Hearing - ICDD SSMID Renewal 2025 Ordinance](#)

## **Executive Summary:**

On September 12, 2025, a petition for the re-establishment of the Iowa City Downtown Self-Supported Municipal Improvement District (SSMID) for ten (10) years was filed with the City Clerk. The petition contains signatures of at least 25% of the property owners representing at least 25% of the assessed valuation in the proposed district as required by state law. The Petition requests reauthorization including expansion of the geographic boundaries of the district and establishment of a SSMID levy rate of \$2.50/\$1,000 taxable value for 7 years with the option to increase the rate by \$0.25 in 2033 with Council approval and if deemed necessary by the SSMID Board of Directors.

Pursuant to State Code, at their October 15, 2025 meeting, the Planning and Zoning Commission reviewed the Petition for its merit and feasibility and prepared an Evaluative

Report regarding the proposed district. Upon receipt of this report, at their October 20, 2025 meeting, the City Council set and posted notice of a public hearing on November 18, 2025 to consider an Ordinance re-establishing the Iowa City Downtown Self-Supported Municipal Improvement District for a period of ten years in accordance with Iowa Code Chapter 386. The third and final reading may not occur earlier than 30 days after the public hearing. Adoption requires a  $\frac{3}{4}$  vote or 6 votes, and if a challenge by a certain amount of owners is made, then a unanimous vote.

### **Background / Analysis:**

Downtown Iowa City has had an active business association since the turn of the 19th century after the founding of Iowa City in 1839, becoming the territorial capital in 1841, and the official state capital in 1846. After more than a century of growth, the business association rebranded in 2012 as the Iowa City Downtown District by a successful petition to property owners to generate tax revenue through a Self Supported Municipal Improvement District (SSMID) to enhance Downtown.

The Iowa City Downtown District SSMID was first established on December 6, 2011 by Ord. 11-4460 for a period of four years at a levy rate of \$2 per \$1,000 of taxable value. On December 15, 2015, the SSMID was approved for an additional 10 years (expiring June 30, 2026) with expanded boundaries at a levy rate of \$2 per \$1,000 of taxable value for the first five years and \$2.50 per \$1,000 of taxable value for the remaining five years. This recent petition for reauthorization, filed on September 12, 2025, seeks reauthorization for an additional 10 years (expiring June 30, 2036) at a SSMID levy rate of \$2.50/\$1,000 taxable value for 7 years with the option to increase the rate by \$0.25 in 2033 with Council approval and if deemed necessary by the SSMID Board of Directors.

The Iowa City Downtown District (ICDD) is the organization responsible for overseeing the SSMID. Currently, SSMID revenue accounts for approximately 45% of all ICDD revenue. Activities and spending by ICDD is overseen by a Board of Directors representing the District members and stakeholders, including an ex-officio seat for the City of Iowa City. The ICDD's mission is to champion a thriving downtown economy, fostering a vibrant community and welcoming experiences for all. In pursuit of that mission, the ICDD advocates for the District mission and serves as a mechanism to more efficiently implement District-wide marketing, programs, events, and projects that support vitality for the benefit of all the businesses within it, the University of Iowa, community members, and the region at large.

Iowa Code Chapter 386 governs the establishment and renewal of Self-Supported Municipal Improvement Districts and the following is a documentation of the process followed:

1. ICDD filed the Petition on September 12, 2025. Staff reviewed the Petition to verify it contained signatures of at least 25% of the property owners representing at least 25% of the assessed valuation in the proposed district as required by state law, and recommended City Council refer the Petition to the Planning and Zoning Commission (P&Z).
2. City Council referred the Petition to P&Z at the October 7 City Council Meeting. At its October 15 meeting, P&Z reviewed the Petition for its merit and feasibility, prepared an Evaluative Report regarding the proposed SSMID, and forwarded such report to the City Council for their further consideration of the Downtown Iowa City SSMID.
3. At the October 20, 2025 regular formal meeting, City Council to set a public hearing for the

Ordinance to establish the proposed district. The City Clerk published notice of the public hearing and mailed a copy of such notice by certified mail to each property owner affected at least 15 days before the public hearing.

4. The public hearing and First Consideration of the Ordinance is scheduled for the November 18, 2025 City Council meeting.

5. Three readings of the Ordinance are required to establish the proposed district (final adoption cannot occur earlier than 30 days after the public hearing). Final adoption of the Ordinance will require a  $\frac{3}{4}$  vote or 6 votes, and if a challenge by a certain amount of owners is made, then a unanimous vote.

#10.a

Late Handouts Distributed



FILED

2025 SEP 12 PM 3:58

CITY CLERK  
IOWA CITY, IOWA

11-17-25

(Date)

September 11, 2025

Mayor Teague and City Council  
City of Iowa City  
410 E. Washington Street  
Iowa City, Iowa 52240

**Request to Renew the Self-Sustaining Municipal Improvement District**

Mayor Teague and City Council Members,

The Iowa City Downtown District (ICDD) is pleased to submit the petition to reauthorize the Self-Sustaining Municipal Improvement District (SSMID) for your consideration and approval.

As you may know, the Iowa City Downtown District (ICDD) is responsible for overseeing the Self-Supported Municipal Improvement District (SSMID). We are authorized to invest those funds to promote our geography as a progressive, healthy, and culturally vibrant urban center. Under the current arrangement, the SSMID contributes roughly 45% of ICDD's revenue, which is used to support revitalization efforts in Downtown Iowa City. The SSMID was first authorized by the City Council to begin on January 1, 2012. The existing SSMID authorization is scheduled to expire on **June 30, 2026**, so ICDD has petitioned its stakeholders to renew the SSMID and its terms to ensure this work continues. Approval of this petition by Council would allow the SSMID levy to continue through **June 30, 2036**.

The proposal brought before you has been modified by the ICDD Board of Directors to reflect changing local conditions and to align with the goals set out in the organization's Strategic Plan. These changes include expanding the geographic boundaries of the district, enhancing the scope and depth of services provided, and making Board composition more inclusive. These modifications have been developed through extensive member and stakeholder input and enjoy significant and meaningful support.

**Summary of 2026-2036 SSMID Petition Terms:**

**PURPOSE** – Mission remains the same

**BOUNDARIES** – Expansion to the South boundary, North boundary, and East boundary.

**TERM** – 10 years (2026 – 2036)

**LEVY RATE** – \$2.50/\$1,000 taxable value for 7 years with an option to increase the rate by \$.25 in 2033 with Council approval if deemed necessary by the Board of Directors.

The threshold for a successful SSMID petition requires signatures from 25% of unique property owners and signatures from property owners with 25% of the assessed value. We have exceeded these thresholds. The level of support demonstrates the success of the Iowa City Downtown District's ability to target the SSMID funds towards initiatives that property owners have found valuable and necessary.

Nearing the end of our fourteen-year operating term, we have much to celebrate, many to thank, and we hope City Council will agree to approve the new SSMID terms to keep building on this momentum Downtown. Over the past decade and more, the Iowa City Downtown District has established itself as a trusted advocate for the community and a strong partner with City staff, businesses, and residents alike. Together, we have launched and maintained a robust Clean & Safe program, championed public art and placemaking initiatives that bring character and vitality to the area, and curated a full calendar of events that drive energy and visitation year-round. We have strengthened urban design principles, advanced business attraction and retention efforts, and coordinated communication and planning for major streetscape improvements. These collective efforts have helped Downtown become more welcoming, vibrant, and environmentally sustainable, with the rise of a unified voice serving as one of our greatest achievements.

We would appreciate the City Council's consideration of this petition and accompanying ordinance. With your support and approval of the SSMID renewal this year, we intend to invite new voices to our Board of Directors to continue growing our base of partners. If you have any questions or comments, please feel free to follow up with me personally.

Sincerely,

Betsy Potter,  
Executive Director,  
Iowa City Downtown District

**Cc: SSMID Renewal Committee**

Bill Nusser  
Ross Nusser  
Charlie Nusser  
Karen Kubby  
Cady Gerlach  
Wendy Zimmermann  
Sheila Davisson  
Michelle Galvin  
Josh Immerfall  
Josh Schamberger

**Cc: ICDD Executive Committee**

Wendy Zimmermann  
Jason Paulios  
Josh Immerfall  
Tony Branch  
Angie Brown

**Enclosures:**

- SSMID Petition with Supporting Signatures for 2026-2036
- ICDD Commercial Property Database File

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CITY CLERK  
IOWA CITY, IOWA

ATTEST )  
Johnson County ):  
State of Iowa: )

We, the undersigned, as representatives of the Self-Supported Municipal Improvement District (SSMID) that pursuant to Chapter 386 of the Code of Iowa that operates under the name of the Iowa City Downtown Self-Supported Municipal Improvement District, hereby state and affirm the following and attest to the following:

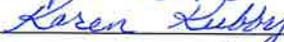
1. That individually and as an organization, we gathered, reviewed, or verified every signature that is attached to the Petition herein and that all records used for obtaining signatures were obtained through the Johnson County recorder and assessor's record books. We are the representatives responsible for collecting and verifying signatures submitted herewith pursuant to Chapter 386. To the best of our knowledge, the Petition contains signatures of at least twenty-five percent (25%) of the property owners within the SSMID and represents at least twenty-five percent (25%) of the assessed value of property within the SSMID, as required by Iowa Code § 386.3(2)(a).
2. That every signatory to the Petition stated that, if they did not own the building individually, they were an officer of the Corporation, Company, or Companies that owned the property listed, and, by virtue of the authority delegated to them by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, they were authorized to execute the Petition to continue to operate the Self-Supported Municipal Improvement District (SSMID).
3. That all signatures, whether affixed by handwritten wet ink signature or by DocuSign (electronic signature platform), have been duly witnessed and verified as authentic. That each witness, by signing below, affirms that they have personally observed the signatory execute this Petition either by physically signing in their presence, or executing the signature via DocuSign and confirming identity through electronic verification. Identities were confirmed through the platform's authentication process and the associated electronic audit trail and Certificates of Complete are retained with the Petition file. Electronic signatures and notarizations are legally recognized under Iowa Code and approved by the City of Iowa City for submission.

We make this affidavit under oath and subject to the penalties of perjury under Iowa law.

Affiants 

Betsy Potter, Executive Director, ICDD

Date: 9/12/25



Karen Kubby, Business Owner in the Proposed Boundary

Date: 9/12/25



Ross Nusser, Property Owner in the Proposed Boundary

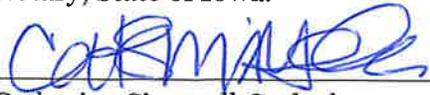
Date: 9/12/25

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CITY CLERK  
IOWA CITY, IOWA

**Jurat:**

**State of Iowa** )  
**County of Johnson** )

Subscribed and sworn or affirmed before me by Betsy Potter, Karen Kubby, and Ross Nusser on September 12th, 2025, by Catherine Sinnwell Gerlach, Notary, State of Iowa.

  
Catherine Sinnwell Gerlach  
Date: 9/12/2025



FILED  
2025 SEP 12 PM 3:59  
CITY CLERK  
IOWA CITY, IOWA

## PETITION

To establish a Self-Supported Municipal Improvement District (SSMID) pursuant to Chapter 386 of the Code of Iowa continuing under the established name of the "Iowa City Downtown Self-Supported Municipal Improvement District" and establish its operating terms for the term of this ordinance;

We, the undersigned, being owners of the property within the SSMID, hereby petition the City Council of Iowa City, Iowa, pursuant to the provisions of Chapter 386 of the Code of Iowa (the "Act") as follows:

1. To establish by ordinance a Self-Supported Municipal Improvement District in Iowa City, Johnson County, Iowa:

- a. The name of which shall be the "Iowa City Downtown Self-Supported Municipal Improvement District" (also known as the "Iowa City Downtown District" and herein referred to as the "District").
- b. A description of the boundaries and a map of the District is attached hereto as Exhibit A showing the updated District boundaries.
- c. The purposes of which shall be the undertaking of actions and the performance of administration, redevelopment, and revitalization of the District, as authorized by the Act, any and all of which actions and improvements are intended to benefit the property, businesses, and residents within the District, including, but not limited to activities that expand the mix of businesses, increase consumer traffic, improve cleanliness and safety, enhance urban design, beautification, lighting, and the Downtown landscape in general.

2. To establish a Self-Supported Municipal Improvement District through the petition process for ten (10) years, commencing on July 1, 2026, and ending June 30, 2036.

3. To establish a self-supported improvement district operation fund for the District and levy an annual tax (the "Operation Tax") upon property defined in Iowa Code §386.8, commencing on July 1, 2026, as follows:

- a. For the period of July 1, 2026, through June 30, 2033, the maximum levy rate shall not exceed two dollars and fifty cents (\$2.50) per one thousand dollars (\$1,000) taxable value.
- b. For the period of July 1, 2033, through June 30, 2036, the maximum levy rate

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CITY CLERK  
IOWA CITY, IOWA

shall not exceed two dollars and seventy-five cents (\$2.75) per one thousand dollars (\$1,000) taxable value.

- c. It is the intent of this Petition that the operation taxes levied and collected on behalf of the District shall be expended for new, additional, or enhanced services within the District for the Iowa City Downtown District, and that the City shall not diminish the type and extent of current governmental services provided in boundaries of the district.
  - d. This Petition does not request any levy for a Debt or Capital Fund.
4. To annually allocate all amounts collected in the Operation Fund for one or more of the following purposes at such times and under such conditions as shall be recommended by budget to the City Council by the Iowa City Downtown District Board of Directors as described in Item 5 below:
- a. Services, including but not limited to, development and management of activities in support of business retention and attraction, marketing, advertising, business support services, establishment and promotion of special events, festivals, and activities, and a contingency reserve fund for extraordinary expenses.
  - b. Physical or other improvements designed to enhance the image and appearance of the District, including, but not limited to enhanced cleaning, lighting improvements, decorative enhancements, signage and campaign banners, landscaping, and public or private art.
  - c. To employ an Executive Director and staff who shall work for the Board of Directors to manage the work of the Iowa City Downtown District and to fulfill the intent of this Petition and Ordinance establishing the Self-Supporting Municipal Improvement District.
5. It is the intent of this Petition that the City of Iowa City enter into an operating agreement with the Iowa City Downtown District Board of Directors (hereinafter referred to as the "Board"). All SSMID levy monies shall be appropriated to the Board for the management and operation of the District. From time to time, the City of Iowa City may provide additional revenue to the Board for the purposes of the management and operation of the District.
- a. The Board shall remain as a 501 (c)(6) non-profit organization with composition of up to 24 members on its Board of Directors with

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IOWA CITY, IOWA  
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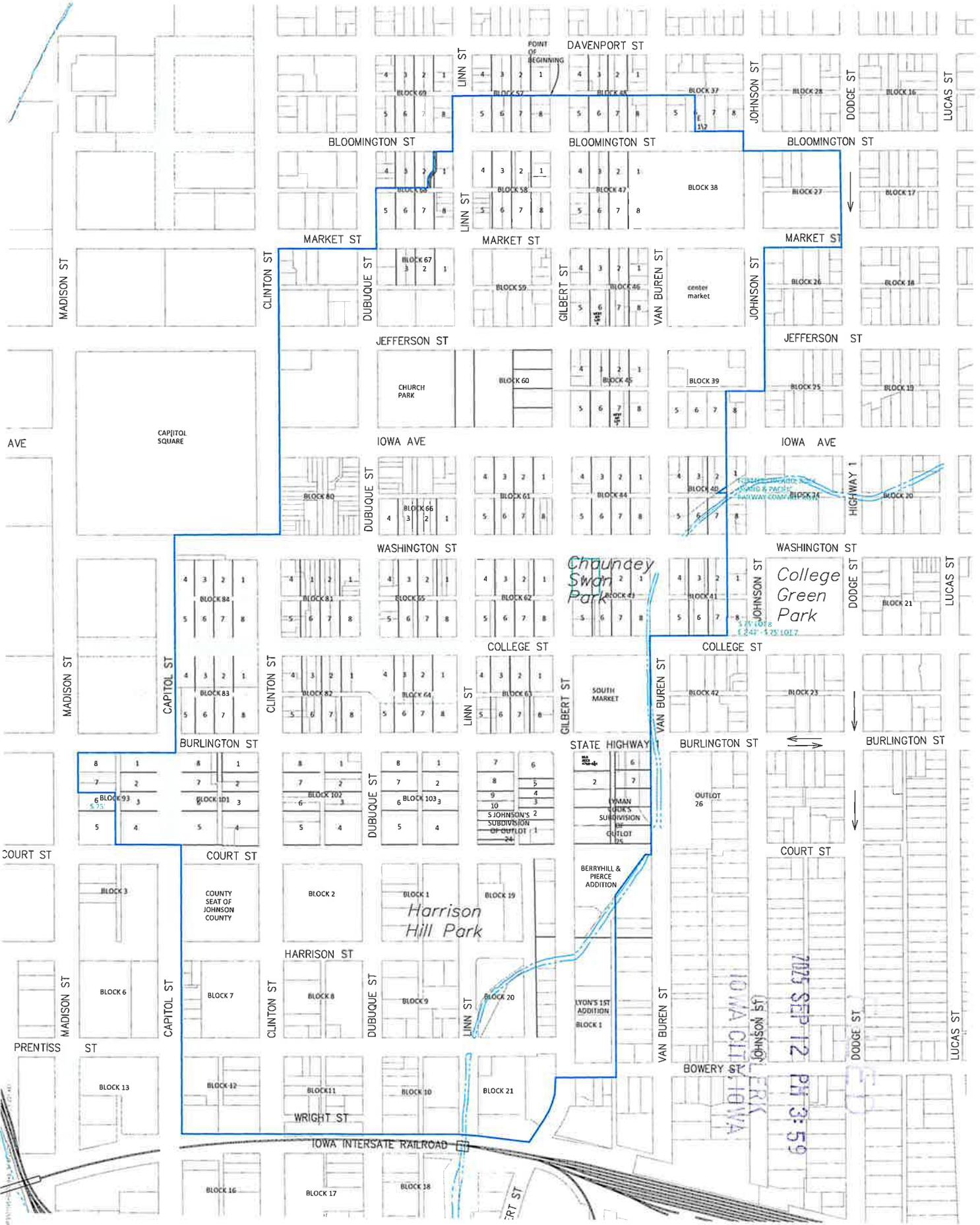
bylaws and organizational documents that are in compliance with state and federal law. There shall be an Advisory Board for the District and the Advisory Board shall report, as required, to the City Council of Iowa City as requested, and no less than annually for budgetary approval.

- b. The Advisory Board contemplated in a future operating agreement with the City is made up of the Downtown District Board President, Vice-President, Treasurer, Secretary, and Past-President. Any board seats designated by an assessed value or square footage requirement shall be determined based on the assessed value or square footage as of that tax year. Nonvoting board membership may consist of stakeholders of the district, including other community and economic development organizations, nonprofit service providers, and municipal representatives.

6. The District is located within the boundaries of Tax Increment Finance (TIF) Districts which have been created by the City. Notwithstanding that fact, it is the intent of this Petition that the City shall reimburse the District for any SSMID levy captured against TIF properties within the District. To accomplish this, it is the intent of this Petition that an amount of funds which would have been derived from the annual SSMID levy of the Operation Tax against TIF properties within the District, if the District were not located within such TIF Districts, shall be made available annually for the services, improvements, and activities set out in this Petition., and that the City should take all actions necessary to accomplish this purpose, including, if necessary, allocation to these services, improvements and activities of a portion of the incremental property taxes which are attributable to properties within the District. These allocations may be from the SSMID levy or other sources. It is the intent of this Petition that nothing in this paragraph prevents both the District and City to agree that all or portion of the SSMID levy captured against TIF properties within the District shall be maintained by the City and not reimbursed to the District for the benefit of both parties. Such agreement should be formalized and approved by the District Board and City Manager.

FILED  
2025 SEP 12 PM 3:59  
CITY CLERK  
IOWA CITY, IOWA

Exhibit A



1. City of Iowa City, Iowa

**PROPOSED SSMID AREA  
(2025)**

BEGINNING AT THE WEST RIGHT-OF-WAY LINE OF GILBERT STREET WHERE IT INTERSECTS THE SOUTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 57, ORIGINAL TOWN OF IOWA CITY, IOWA;

THENCE WEST ALONG THE SOUTH LINE OF SAID PLATTED ALLEY AND ITS WESTERLY EXTENSION TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LINN STREET;

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LINN STREET AND ITS SOUTHERLY EXTENSION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BLOOMINGTON STREET TO THE NORTHWEST CORNER OF SAID AUDITOR'S PARCEL 2012099 AS RECORDED IN PLAT BOOK 57 AT PAGE 120 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL 2012099, TO THE SOUTHWEST CORNER OF SAID AUDITOR'S PARCEL 2012099, AND A POINT ON THE NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 68, ORIGINAL TOWN OF IOWA CITY;

THENCE WEST ALONG SAID NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 68, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DUBUQUE STREET;

THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF DUBUQUE STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARKET STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARKET STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CLINTON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF CLINTON STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION, AND SAID EAST RIGHT-OF-WAY LINE OF CAPITOL STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BURLINGTON STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BURLINGTON STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF THE SOUTH 75 FEET OF LOT 6, OF BLOCK 93, ORIGINAL TOWN OF IOWA CITY;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 75 FEET OF LOT 6, BLOCK 93, TO ITS INTERSECTION WITH THE WEST LINE OF THE PLATTED NORTH-SOUTH ALLEY IN BLOCK 93, ORIGINAL TOWN OF IOWA CITY;

THENCE SOUTH ALONG SAID WEST LINE OF THE PLATTED NORTH-SOUTH ALLEY IN BLOCK 93, TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF COURT STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF COURT STREET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF GILBERT STREET;

THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF GILBERT STREET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF BOWER Y STREET;

2025 SEP 12 PM 3:59  
CITY CLERK  
IOWA CITY, IOWA  
FILED

THENCE EAST ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE OF BOWERY STREET TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE PLATTED NORTH SOUTH ALLEY IN BLOCK 1 OF LYON'S 1<sup>ST</sup> ADDITION;

THENCE NORTH ALONG SAID SOUTHERLY PROJECTION, EAST LINE OF SAID PLATTED NORTH SOUTH ALLEY AND THE EAST LINE OF THE NORTH SOUTH PLATTED ALLEY IN BLOCK 1 OF BERRYHILL & PIERCE ADDITION TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PARCEL OF LAND, AS DESCRIBED IN BOOK 4771 AT PAGES 112-116 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE;

THENCE NORTHERLY ALONG SAID SOUTH LINE OF SAID DESCRIBED PARCEL;

THENCE EAST ALONG SAID SOUTH LINE OF SAID DESCRIBED PARCEL TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF VAN BUREN STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF VAN BUREN STREET, TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF COLLEGE STREET.

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF COLLEGE STREET TO THE SOUTHWEST CORNER OF THE EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, TO THE NORTHWEST CORNER OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41;

THENCE EAST ALONG THE NORTH LINE OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, TO THE SOUTHWEST CORNER OF THE NORTH 75 FEET OF LOT 8, BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID NORTH 75 FEET OF LOT 8, BLOCK 41, AND NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK 41, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 8, OF BLOCK 40, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, BLOCK 40, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO ITS INTERSECTION WITH THE NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN SAID BLOCK 40;

THENCE WEST ALONG SAID NORTH LINE OF THE PLATTED EAST-WEST ALLEY, TO ITS INTERSECTION WITH THE NORTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY COMPANY RIGHT-OF-WAY;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY COMPANY RIGHT-OF-WAY, TO ITS INTERSECTION WITH THE WEST LINE OF LOT 1, BLOCK 40, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG SAID WEST LINE OF LOT 1, BLOCK 40, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 39, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, BLOCK 39, TO THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 39;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 39, AND ITS EASTERLY EXTENSION, TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF JOHNSON STREET;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY OF JOHNSON STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARKET STREET;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARKET STREET, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF DODGE STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF DODGE STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF JOHNSON STREET;

FILED  
2025 SEP 10 PM 3:59  
CITY CLERK  
IOWA COUNTY IOWA

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF JOHNSON STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET, TO THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 6, BLOCK 37, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF OF LOT 6, BLOCK 37, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PLATTED EAST-WEST ALLEY, IN SAID BLOCK 37;

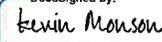
THENCE WEST ALONG SAID SOUTH LINE OF THE PLATTED EAST WEST ALLEY OF SAID BLOCK 37, THE WESTERLY PROJECTION THEREOF, THE SOUTH LINE OF THE PLATTED EAST WEST ALLEY IN BLOCK 48, ORIGINAL TOWN OF IOWA CITY, AND THE WESTERLY PROJECTION THEREOF TO THE POINT OF BEGINNING.

PREPARED BY MMS CONSULTANTS, INC.  
PROJECT 11195-002  
06-09-2025

FILED  
2025 SEP 12 PM 3:59  
CITY CLERK  
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 21 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 Signature  
 Kevin Monson  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
MONARK LLC	1010312023	7 S LINN ST	\$4,881,760

FILED  
 2025 SEP 12 PM 3:59  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this <sup>11</sup> \_\_\_\_ day of september, 2025, and declare that this signature shall be considered my signature on said Petition.

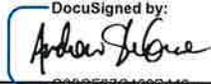
DocuSigned by:  
  
 55D0C9A42E3C42F...  
 Signature  
 Gerry Ambrose  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
PC ONE L C	1010386001	125 S DUBUQUE ST UNIT 1	\$2,545,960

2025 SEP 12 PM 3:59  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 18th day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 C09CF37C4098448...  
 Signature  
 Andrew Sherburne  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
FILMSCENE OF JOHNSON COUNTY	1010471002	404 E COLLEGE ST STE 100	\$1,034,640
FILMSCENE OF JOHNSON COUNTY	1010471004	404 E COLLEGE ST STE 200	\$309,140
FILMSCENE OF JOHNSON COUNTY	1010471007	404 E COLLEGE ST STE 205	\$223,210
FILMSCENE OF JOHNSON COUNTY	1010471008	404 E COLLEGE ST STE 207	\$168,270

CITY CLERK  
 IOWA CITY, IOWA  
 2025 SEP 12 PM 3:59  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 15<sup>th</sup> day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

Thomas Kaent  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
Washington Plaza LLC	1010467001	513 E Washington St	\$849,090
Washington Plaza LLC	1010469001	505 E Washington St	\$807,260

FILED  
 2025 SEP 12 PM 4:00  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 31 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
Signature

Benjamin S. Mummy  
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
KINGMUMMEY, LLC	1010312010	6 S DUBUQUE ST	\$1,234,160

FILED  
 2025 SEP 12 PM 4:00  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 27 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:  
  
4079ECA34920422  
 Signature

Talia Meidlinger  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
UNITED ACTION FOR YOUTH	1010440003	355 IOWA AVE	\$1,052,860

FILED  
 2025 SEP 12 PM 4:00  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 30 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
*Peter Byler*  
 CB14F2DC55CA1A9  
 \_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Peter Byler  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
219 N LINN ST, LLC	1010296004	219 N LINN ST UNIT M	\$181,040

CITY CLERK  
 IOWA CITY, IOWA  
 2025 SEP 12 PM 4:00  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 16th day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
*nate kaeding*  
 32605A22464C496  
 \_\_\_\_\_  
 Signature

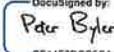
nate kaeding  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
214 LINN RE LLC	1010289002	214 N LINN ST	\$576,620

FILED  
 2025 SEP 12 PM 4:00  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 30 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

Docusigned by:  
  
CB14F2DCC5CA1A9  
 \_\_\_\_\_  
 Signature

\_\_\_\_\_ Peter Byler \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
211 N LINN ST, LLC	1010294003	213 N LINN ST	\$296,310

FILED  
 2025 SEP 12 PM 4:00  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 20<sup>th</sup> day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:  
  
 7658F2068E1B4A4...  
 Signature  
 Nick Craig  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BLUE DOG HOLDINGS LLC	1010302001	209 N LINN ST	\$743,560

2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 22 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 514D289007F1412  
 Signature  
 Naftaly Stramer  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
206 ENTERPRISE, LLC	1010301003	206 N LINN ST	\$436,580

FILED  
 2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 30 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

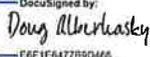
DocuSigned by:  
*Peter Byler*  
 CB14F2DCC5CMAA8  
 \_\_\_\_\_  
 Signature  
  
 Peter Byler  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
203 N LINN ST, LLC	1010302003	203 N Linn St	\$1,203,800

2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 17 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 E6F1E8477B9D466  
 Signature \_\_\_\_\_  
 Doug Alberhasky  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
DOUG ALBERHASKY & MICHAEL J AL	1010430007	401 E MARKET ST	\$769,760
DOUG ALBERHASKY & MICHAEL J AL	1010430009	114 N GILBERT ST	\$556,670
DOUG ALBERHASKY & MICHAEL J AL	1010430008	120 N GILBERT ST	\$311,130

2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 17 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

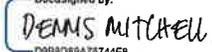
Signed by:  
  
 47F4D188E0744D2  
 Signature  
 Roby Miller  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
500, LLC	1015208013	500 S Dubuque St.	\$1,016,410

FILED  
 2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 22<sup>nd</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
D9B8068A76744E6...  
**Signature** V.P. for MidWestOne Bank, Trustee

DENNIS MITCHELL  
**Printed Name** V.P. for MidWestOne Bank, Trustee

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BREMER TRUST	1010311010	117 E IOWA AVE	\$761,980
BREMER TRUST	1010311009	119 E IOWA AVE	\$611,110

FILED  
 2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 30 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:  
  
D14F5F6F046643C  
 Signature

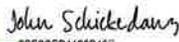
Dan Cilek  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BE2 TECHNOLOGIES, LLC	1010397003	201 E WASHINGTON ST UNIT 201	\$601,790
BE2 TECHNOLOGIES, LLC	1010397004	201 E WASHINGTON ST UNIT 301	\$579,790
BE2 TECHNOLOGIES, LLC	1010397005	201 E WASHINGTON ST UNIT 401	\$579,790

FILED  
 2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 17 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

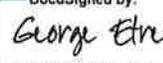
Signed by:  
  
Signature  
John Schickedanz  
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
Englert Civic Theatre Inc	1010377004	221 E WASHINGTON ST	\$2,497,700

FILED  
2025 SEP 12 PM 4:01  
CITY CLERK  
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 31 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 BC29F1D859F04FA...  
 Signature  
 \_\_\_\_\_  
 George Etre  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
ETRE FAMILY REAL ESTATE, LLC	1010390133	231 E COLLEGE ST	\$449,320
ETRE FAMILY REAL ESTATE, LLC	1010390134	241 E COLLEGE ST	\$644,140

FILED  
 2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this stl day of August, 13, 2025, and declare that this signature shall be considered my signature on said Petition

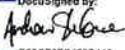
Signed by:  
  
 764FB0EEEBE0440...  
 Signature  
 Swen Larson  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
FFF 1, LLC	1010312011	10 S DUBUQUE ST	\$969,190
FFF 1, LLC	1010312012	12 S DUBUQUE ST	\$731,880
FFF 1, LLC	1010312014	14 S DUBUQUE ST	\$670,480

2025 SEP 12 PM 4: 01  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 14 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 C09CF37C409B448  
 \_\_\_\_\_  
 Signature

Andrew Sherburne  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
FILMSCENE	1010378024	118 E COLLEGE ST	\$2,680,670

2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA  
 RECD

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 12 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:  
*First United Methodist*  
802A0320571942C  
 Signature

First United Methodist  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
FIRST UNITED METHODIST CHURCH	1010307005	214 E JEFFERSON ST	\$3,481,970
FIRST UNITED METHODIST CHURCH	1010307004	120 N DUBUQUE ST	\$1,271,650
FIRST UNITED METHODIST CHURCH	1010307003	130 N DUBUQUE ST	\$511,930

FILED  
 2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 13 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:  
  
 BA21D5C18C7C4E0  
 Signature

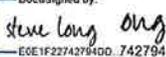
Thomas H. Gelman, Manager G Fam Properties LLC  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
G FAM PROPERTIES, LLC	1010318001	202 N LINN ST UNIT 101	\$709,310
G FAM PROPERTIES, LLC	1010318002	202 N LINN ST UNIT 102	\$304,970

2025 SEP 12 PM 4:01  
 FILED  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 16 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

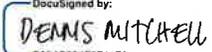
DocuSigned by:  
  
EOE1F22742794DD..742794DD  
 Signature  
 \_\_\_\_\_  
 steve long  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
ICBUR, LLC	1015212004	619 S DUBUQUE ST	\$462,420

2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 22nd day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

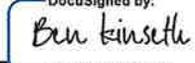
DocuSigned by:  
  
D00808A78744E8  
 Signature V.P. for MidWestOne Bank, Trustee  
 DENNIS MITCHELL  
 \_\_\_\_\_  
 Printed Name DENNIS MITCHELL

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
HAYWOOD B BELLE FAMILY TRUST	1010311038	17 S DUBUQUE ST	\$760,340
HAYWOOD B BELLE FAMILY TRUST	1010311018	20 S CLINTON ST	\$683,600
HAYWOOD B BELLE FAMILY TRUST	1010311017	18 S CLINTON ST	\$637,080

2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 14 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

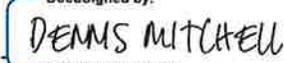
DocuSigned by:  
  
 7A58376F2D94440...  
 Signature  
 Ben Kinseth  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
IOWA CITY HOTEL ASSOCIATES, LLC	1010384012	328 S CLINTON ST	\$16,559,610

2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 22<sup>n</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
D9B8D89A76744E6...  
 Signature V.P. for MidWestOne Bank, Executor

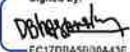
DENNIS MITCHELL  
 Printed Name V.P. for MidWestOne Bank, Executor

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
KOZA, JOHN S	1010378028	111 S DUBUQUE ST	\$1,357,000

2025 SEP 12 PM 4: 01  
 CITY CLERK  
 IOWA CITY IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 16 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:   
 FC17DBA5800A43F  
 Signature

Diego Lasansky  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
LASANSKY CORPORATION	1010312017	216 E WASHINGTON ST	\$1,113,230

FILED  
 2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 12th day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

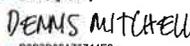
DocuSigned by:  
*Steve Ballard*  
3235EB12FC6248E  
 \_\_\_\_\_  
 Signature  
  
 Steve Ballard  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
LEFF LEFF HAUPERT & TRAW BUILDING PARTNERSHIP	1010381002	222 S LINN ST	\$1,132,740

FILED  
 2025 SEP 12 PM 4:01  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 22<sup>nd</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
D985085A76744EB..  
 Signature V.P. for MidWestOne Bank, Trustee

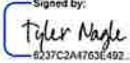
DENNIS MITCHELL  
 Printed Name V.P. for MidWestOne Bank, Trustee

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
MIDWESTONE BANK, TRUSTEE	1010311034	132 E WASHINGTON ST	\$775,790
MIDWESTONE BANK, TRUSTEE	1010311032	128 E WASHINGTON ST	\$644,820
MIDWESTONE BANK, TRUSTEE	1010311033	130 E WASHINGTON ST	\$643,030

2025 SEP 12 PM 4:02  
 CITY CLERK  
 IOWA CITY, IOWA  
 111 ED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 12 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:  
  
 Signature

Tyler Nagle  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
NAGLE LIMITED PARTNERSHIP	1015207003	522 S CLINTON ST	\$2,650,310
NAGLE LIMITED PARTNERSHIP	1015207002	516 S CLINTON ST	\$471,340
NAGLE LIMITED PARTNERSHIP	1015207001	508 S CLINTON ST	\$520,280

2025 SEP 12 PM 4:02  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 20th day of 2025, 2025, and declare that this signature shall be considered my signature on said Petition.

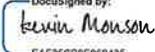
Signed by:  
*Patrick Brickel*  
S1F166F38D5049E...  
 Signature \_\_\_\_\_  
  
 Patrick Brickel  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
NEW PIONEER'S COOP SOCIETY	1010440009	22 S LINN ST	\$994,980
NEW PIONEER'S COOP SOCIETY	1010438015	22 S VAN BUREN ST	\$1,039,420
NEW PIONEER'S COOP SOCIETY	1010438005	523 E IOWA AVE	\$308,650

2025 SEP 12 PM 4: 02  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 21 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 EAF25C89E06043E  
 Signature  
 Kevin Monson  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
OLD CAPITOL VIEW LLC	1010378008	119 E WASHINGTON ST	\$838,110
OLD CAPITOL VIEW LLC	1010378007	121 E WASHINGTON ST	\$787,190
OLD CAPITOL VIEW LLC	1010378006	123 E WASHINGTON ST	\$742,660

FILED  
 2025 SEP 12 PM 4:02  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 21 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
*Kevin Monson*  
 EAF25C69E000435  
 \_\_\_\_\_  
 Signature

Kevin Monson  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
OLD YOUNKERS BUILDING LLC	1010378009	115 E WASHINGTON ST	\$2,401,290
OLD YOUNKERS BUILDING LLC	1010378011	111 E WASHINGTON ST	\$1,457,280
OLD YOUNKERS BUILDING LLC	1010378010	113 E WASHINGTON ST	\$1,183,280

2025 SEP 12 PM 4: 02  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 3 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 89DC3ABBCBF34C2...  
 Signature

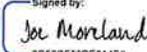
John Engelbrecht  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
PUBLIC SPACE ONE INC	1010164002	225 N GILBERT ST	\$212,720
PUBLIC SPACE ONE INC	1010164001	229 N GILBERT ST	\$252,890
PUBLIC SPACE ONE INC	1015133016	538 S GILBERT ST	\$1,029,100

2025 SEP 12 PM 4:02  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 19 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:  
  
8D5ECF686ED14B8  
 Signature

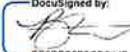
Joe Moreland  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
120 EAST WASHINGTON STREET LLP	1010311029	120 E WASHINGTON ST	\$2,276,550

2025 SEP 12 PM 4: 02  
 CITY CLERK  
 IOWA CITY, IOWA  
 611-511-5111

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 29th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 FE5D7C5B3CD2442  
 \_\_\_\_\_  
 Signature

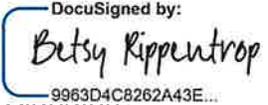
Brian Flynn  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
ONE TEN PROPERTIES, LLC	1010378021	110 E COLLEGE ST	\$734,870

FILED  
 2025 SEP 12 PM 4:02  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 9963D4C8262A43E...

Betsy Rippentrop  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
RIPPENTROP PROPERTIES, LLC	1010390138	221 E COLLEGE ST UNIT 213A	\$314,520

2025 SEP 2 PM 4:02  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 14th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

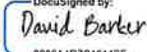
Signed by:  
  
4F700E2316BD452  
Signature  
  
Thomas  
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
MERCI LLC	1010288015	215 N LINN ST	\$430,750

FILED  
CITY CLERK  
IOWA CITY, IOWA  
2025 SEP 12 PM 4:02

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 9<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 8086A4D7C1814BF...  
 Signature

David Barker  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BARKER FAMILY PARTNERSHIP	1010307001	117 N LINN ST	\$4,915,050

2025 SEP 12 PM 4:02  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 31 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
ENCFAFD1ED-BF4A-4169-BDC1-A85430C99F21  
 Signature

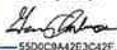
Jodie Connolly  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
JODI CONNOLLY SALON, INC	1010397001	110 S DUBUQUE ST UNIT 101	\$306,050
JODI CONNOLLY SALON, INC	1010397001	110 S DUBUQUE ST UNIT 111	\$298,660

2025 SEP 12 PM 4:02  
 CITY CLERK  
 IOWA CITY IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 24 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 5500C8M42E3C42F  
 Signature

Gerry Ambrose  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
AMBROSE, GERRY	1010386005	125 S DUBUQUE ST UNIT 5	\$2,321,040

2025 SEP 12 PM 4:02  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 16 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.



Signature

Rod Lehnertz

Printed Name

Sen. VP U of I

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN)	Property Address	Assessed Value
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010165001	500 E MARKET ST	\$112,911,250
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010431001	540 E JEFFERSON ST	\$14,076,570
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010426002	209 N DODGE ST	\$2,281,440
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010392004	201 S Clinton ST unit 100D	\$1,148,860
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010306005	124 N Clinton St	\$770,880
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010306004	128 N Clinton St	\$676,080
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010306006	120 N Clinton St	\$419,770

IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA

1010165006

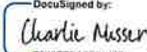
230 N Gilbert St.

2025 SEP 12 PM 4:02  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

\$479,150

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 10 day of july, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 7246E765C201450  
 Signature

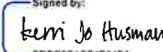
Charlie Nusser  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
NUSSOYD BUILDING COMPANY, LLP	1010378029	109 E WASHINGTON ST	\$586,840

FILED  
 2025 SEP 12 PM 4:02  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 14 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

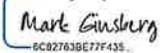
Signed by:  
  
F00B9E1CF4E04B0...  
**Signature**  
 Kerri Jo Husman  
 \_\_\_\_\_  
**Printed Name**

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
HEALING HOLDINGS, LLC	1010390136	221 E COLLEGE ST UNIT 211	\$769,970
HEALING HOLDINGS, LLC	1010390139	221 E COLLEGE ST UNIT 213B	\$181,980

FILED  
 2025 SEP 12 PM 4:02  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 19 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
6C827638E77F435  
 Signature

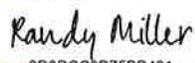
Mark Ginsberg  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
M C GINSBERG PROPERTY MANAGEMENT, LLC	1010311026	112 E WASHINGTON ST	\$851,180
M C GINSBERG PROPERTY MANAGEMENT, LLC	1010311025	110 E WASHINGTON ST	\$686,980

FILED  
 2025 SEP 12 PM 4:02  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 10th day of September, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:  
  
 3000CC9D758D431  
 \_\_\_\_\_  
 Signature

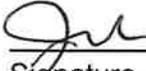
\_\_\_\_\_  
 Randy Miller  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
ROGUE INVESTMENTS, LLC	1015209005	310 E PRENTISS ST	\$728,160
ROGUE INVESTMENTS, LLC	1015218001	320 E PRENTISS ST	\$315,310

2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

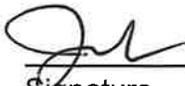
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
700-900, LLC	1015130001	402 S GILBERT ST	\$7,998,700

2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
600, LLC	1015134002	601 S GILBERT ST	\$2,874,020

2025 SEP 12 PM 1:03  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1500, LLC	1010383002	201 E BURLINGTON ST	\$5,066,990

2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1400, LLC	1015202006	400 S DUBUQUE ST	\$3,078,090

FILED  
 2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

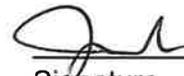
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
100-500, LLC	1010356001	12 E COURT ST	\$14,116,260

2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1000 LLC	1010461005	320 S GILBERT ST	\$2,441,870

2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY IOWA  
 GILBERT

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

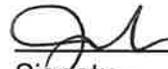
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1200, LLC	1010461004	302 S GILBERT ST	\$2,722,960

FILED  
 2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1100 LLC	1010461003	308 S GILBERT ST	\$3,148,400

2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

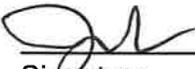
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
UNIVERSITY HOUSES LLC	1010308005	318 E JEFFERSON ST	\$613,660

FILED  
 2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

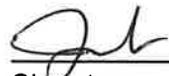
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
XJ-13 LLC	1015211008	215 E PRENTISS ST	\$297,670

2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
XP LLC	1010459005	340 E BURLINGTON ST	\$2,040,410

FILED  
 2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
25 W BURLINGTON, LLC	1010356009	25 W BURLINGTON ST	\$1,169,550

2025 SEP 12 PM 1:03  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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 \_\_\_\_\_  
 Signature

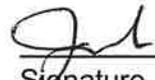
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
XJ-7 LLC	1010438008	507 E IOWA AVE	\$326,670

2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
IA, LLC	1010376002	102 S LINN ST	\$4,349,260

FILED  
 2025 SEP 12 PM 4:03  
 CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
XH LLC	1015208001	509 S LINN ST	\$757,990

FILED  
 2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

JEFF CLARK

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
223-5 EAST WASHINGTON STREET, LLC	1010377003	223 E WASHINGTON ST	\$2,372,550

FILED  
 2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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 \_\_\_\_\_  
 Signature

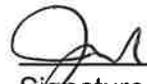
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
QQ LLC	1010312006	213 E IOWA AVE	\$943,790

FILED  
 2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2800-1 LLC	1015145003	505 S GILBERT ST	\$266,080
2800-1 LLC	1015145005	509 S GILBERT ST	\$247,295
2800-1 LLC	1015145001	501 S GILBERT ST	\$213,825
2800-1 LLC	1015145004	507 S GILBERT ST	\$139,629
2800-1 LLC	1015145002	503 S GILBERT ST	\$81,806

2025 SEP 12 PM 4:03  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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 \_\_\_\_\_  
 Signature

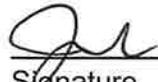
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2900 LLC	1010441001	324 E WASHINGTON ST	\$326,340
2900 LLC	1010441002	326 E WASHINGTON ST	\$185,740

2025 SEP 2 PM 4:04  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2600, LLC	1010394002	376 S CLINTON ST	\$488,788
2600, LLC	1010394003	130 E COURT ST	\$405,602
2600, LLC	1010394001	356 S CLINTON ST	\$257,936

FILED  
 2025 SEP 12 PM 4:04  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
Signature

JEFF CLARK  
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2500, LLC	1010393001	60 E COURT ST	\$499,700
2500, LLC	1010393002	375 S CLINTON ST	\$447,630
2500, LLC	1010393003	355 S CLINTON ST	\$304,070

2025 SEP 12 PM 4:04  
 CLERK  
 IOWA CITY, IOWA  
 FILED

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Signature

JEFF CLARK

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2400, LLC	1010316003	160 N LINN ST	\$536,930
2400, LLC	1010316001	301 E MARKET ST	\$536,770
2400, LLC	1010316002	140 N LINN ST	\$215,710

2:25 SEP 12 PM 4:04  
 CITY CLERK  
 IOWA CITY, IOWA  
 LED

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 \_\_\_\_\_  
 Signature

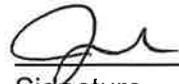
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1900, LLC	1010314004	219 E IOWA AVE UNIT 4	\$259,780
1900, LLC	1010314002	219 E IOWA AVE UNIT 2	\$230,540
1900, LLC	1010314003	217 E IOWA AVE UNIT 3	\$229,040
1900, LLC	1010314001	219 E IOWA AVE UNIT 1	\$217,180
1900, LLC	1010314007	223 E IOWA AVE UNIT 7	\$208,520
1900, LLC	1010314006	223 E IOWA AVE UNIT 6	\$178,900
1900, LLC	1010314005	217 E IOWA AVE UNIT 5	\$158,360

FILED  
 2025 SEP 12 PM 4:04  
 CITY CLERK  
 IOWA CITY, IOWA

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 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BOULDER LLC	1010398004	227 S DUBUQUE ST	\$550,910
BOULDER LLC	1010398003	184 E BURLINGTON ST	\$432,770
BOULDER LLC	1010398002	182 E BURLINGTON ST	\$397,210
BOULDER LLC	1010398001	180 E BURLINGTON ST	\$382,750

FILED  
 2025 SEP 12 PM 4:04  
 CITY CLERK  
 IOWA CITY, IOWA

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Signature

JEFF CLARK

Printed Name

2025 SEP 12 PM 4:05  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
CENTER CITY LLC	1010465048	355B S GILBERT ST	\$248,750
CENTER CITY LLC	1010465024	327B S GILBERT ST	\$234,820
CENTER CITY LLC	1010465046	347B S GILBERT ST	\$226,530
CENTER CITY LLC	1010465026	335B S GILBERT ST	\$218,130
CENTER CITY LLC	1010465004	315B S GILBERT ST	\$197,600
CENTER CITY LLC	1010465045	347A S GILBERT ST	\$188,620
CENTER CITY LLC	1010465023	327A S GILBERT ST	\$187,530
CENTER CITY LLC	1010465025	335A S GILBERT ST	\$182,380
CENTER CITY LLC	1010465003	315A S GILBERT ST	\$173,990
CENTER CITY LLC	1010465047	355A S GILBERT ST	\$144,540

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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 \_\_\_\_\_  
 Signature

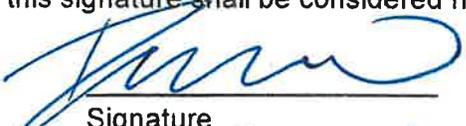
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

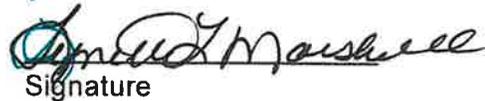
Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
ICF, LLC	1015142004	425 S GILBERT ST	\$420,510
ICF, LLC	1015142003	441-B S GILBERT ST	\$367,390
ICF, LLC	1015142002	441-A S GILBERT ST	\$314,680
ICF, LLC	1015142001	457 S GILBERT ST	\$310,910

FILED  
 2025 SEP 12 PM 4:04  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 08<sup>th</sup> day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 Signature  
Diane Brownlee  
 Printed Name

  
 Signature  
Lynette L. Marshall  
 Printed Name

Name or Legal Name of Corporation/Company	Dissect Parcel Number (DDN)	Property Address	Assessed Value
UNIVERSITY OF IOWA FACILITIES CORPORATION	1010392006	200 S CAPITOL ST	\$10,585,410
UNIVERSITY OF IOWA FACILITIES CORPORATION	1010392003	201 S CLINTON ST UNIT 100C	\$8,471,530
UNIVERSITY OF IOWA FACILITIES CORPORATION	1010392001	201 S CLINTON ST UNIT 100A	\$1,748,650
UNIVERSITY OF IOWA FACILITIES CORPORATION	1010378001	129 E WASHINGTON ST	\$1,503,830
UNIVERSITY OF IOWA FACILITIES CORPORATION	1010378002	109 S DUBUQUE ST	\$350,640

2025 SEP 12 PM 4:04  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 12 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

  
Signature

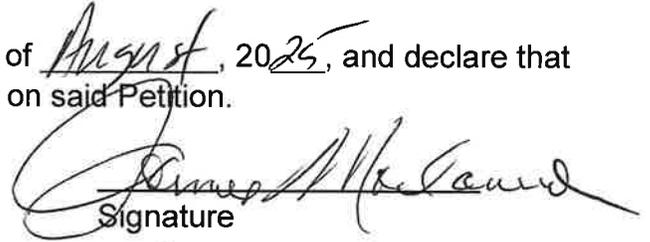
JAMES MONDANARO  
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
MONDANARO, JAMES A	1010378023	114 E COLLEGE ST	\$1,809,840
MONDANARO, JAMES A	1010378022	112 E COLLEGE ST	\$966,890
MONDANARO, JAMES A	1010389002	212 S CLINTON ST UNIT 101	\$966,590
MONDANARO, JAMES A	1010311005	11 S DUBUQUE ST	\$795,320
MONDANARO, JAMES A	1010389001	212 S CLINTON ST UNIT L01	\$335,650

FILED  
 2025 SEP 12 PM 4:04  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 12 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

  
Signature

JAMES MONDANARO  
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BREAD GARDEN REAL ESTATE, LLC	1010390131	225 S LINN ST	\$1,936,920
BREAD GARDEN REAL ESTATE, LLC	1010390132	221 E COLLEGE ST UNIT 102	\$240,440

FILED  
 2025 SEP 12 PM 1:04  
 CITY CLERK  
 IOWA CITY, IOWA

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I have hereunto set my signature this 15<sup>th</sup> day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

*Thomas Kaul*

Signature

Thomas Kaul

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
Northside Commons	4010295013	281 N Union St.	\$990,030

FILED  
 2015 SEP 12 PM 4:04  
 CITY CLERK  
 DOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 15<sup>th</sup> day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

*Thomas R. Kait*

Signature

Thomas R. Kait

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
Augusta Parcelle	1010444002	10 S Gilbert St.	106,050

2025 SEP 12 PM 4:04  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

James Mandavrecko  
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
NOVOTNY, LELAND TR	1010380013	224 S CLINTON ST	\$1,412,330

FILED  
 2025 SEP 12 PM 4:04  
 CITY CLERK  
 IOWA CITY IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
CARN 1800 LLC	1010388006	309 E COLLEGE ST UNIT 1	\$245,170

FILED  
 2025 SEP 12 PM 1:04  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BLACKHAWK APARTMENTS, LC	1015201001	319 E COURT ST	\$6,624,400

FILED  
 2025 SEP 12 PM 4:04  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

JEFF CLARK

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
QG-1 LLC	1010459002	320 E BURLINGTON ST	\$1,791,850

FILED  
 2025 SEP 12 PM 4:04  
 CITY CLERK  
 IOWA CITY IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
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 Signature

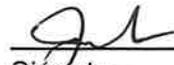
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2000-2200 LLC	1010465002	307B S GILBERT ST	\$261,640
2000-2200 LLC	1010465001	307A S GILBERT ST	\$218,370

FILED  
 2025 SEP 12 PM 4:04  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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 \_\_\_\_\_  
 Signature

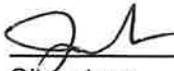
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1600-1700, LLC	1010459001	325 E COLLEGE ST	\$11,749,220

FILED  
 2025 SEP 12 PM 4:04  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

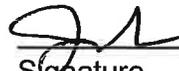
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
CC-1 LLC	1010452001	325 E WASHINGTON ST	\$1,357,000

2025 SEP 12 PM 4:05  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
JG IC, LLC	1010430006	405 E MARKET ST	\$2,532,930

FILED  
 2025 SEP 12 PM 4:05  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
DAV-1, LLC	1010436005	332 E WASHINGTON ST	\$1,219,800

2025 SEP 12 PM 4:05  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
QI-QJ LLC	1010434002	505 E JEFFERSON ST	\$4,743,680

FILED  
 2025 SEP 12 PM 4:05  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

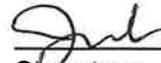
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
517 S LINN LC	1015208017	517 S LINN ST	\$3,211,400

2025 SEP 12 PM 4:05  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
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 Signature

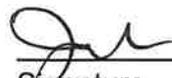
JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
O-1 LLC	1015209001	500 S LINN ST	\$1,790,770

2025 SEP 12 PM 4:05  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2700, LLC	1010466001	219 S GILBERT ST	\$179,570
2700, LLC	1010466002	221 S GILBERT ST	\$169,570
2700, LLC	1010466003	223 S GILBERT ST	\$169,570

FILED  
 2025 SEP 12 PM 4:05  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 17 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.



Signature

Charles Reeves

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
MIDWESTONE BANK	1015206007	500 S CLINTON ST	\$15,318,870
MIDWESTONE BANK	1010378015	102 S CLINTON ST	\$6,396,440
MIDWESTONE BANK	1010378016	104 S CLINTON ST	\$4,664,580
MIDWESTONE BANK	1010378014	107 E WASHINGTON ST	\$637,160

2025 SEP 12 PM 4:05  
 CITY CLERK  
 IOWA CITY, IOWA  
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 15<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

Jeet Kaur Saini  
Signature

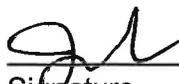
JEET KAUR SAINI  
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
OM, INC	1010311004	9 S DUBUQUE ST	\$592,530

FILED  
 2025 SEP 12 PM 4:05  
 CITY CLERK  
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11<sup>th</sup> day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

  
 \_\_\_\_\_  
 Signature

JEFF CLARK  
 \_\_\_\_\_  
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
D-1, LLC	1015202004	414 S DUBUQUE ST	\$1,399,700

FILED  
 2025 SEP 12 PM 4:05  
 CITY CLERK  
 IOWA CITY, IOWA

## PETITION

To establish a Self-Supported Municipal Improvement District (SSMID) pursuant to Chapter 386 of the Code of Iowa continuing under the established name of the "Iowa City Downtown Self-Supported Municipal Improvement District" and establish its operating terms for the term of this ordinance;

We, the undersigned, being owners of the property within the SSMID, hereby petition the City Council of Iowa City, Iowa, pursuant to the provisions of Chapter 386 of the Code of Iowa (the "Act") as follows:

1. To establish by ordinance a Self-Supported Municipal Improvement District in Iowa City, Johnson County, Iowa:

- a. The name of which shall be the "Iowa City Downtown Self-Supported Municipal Improvement District" (also known as the "Iowa City Downtown District" and herein referred to as the "District").
- b. A description of the boundaries and a map of the District is attached hereto as Exhibit A showing the updated District boundaries.
- c. The purposes of which shall be the undertaking of actions and the performance of administration, redevelopment, and revitalization of the District, as authorized by the Act, any and all of which actions and improvements are intended to benefit the property, businesses, and residents within the District, including, but not limited to activities that expand the mix of businesses, increase consumer traffic, improve cleanliness and safety, enhance urban design, beautification, lighting, and the Downtown landscape in general.

2. To establish a Self-Supported Municipal Improvement District through the petition process for ten (10) years, commencing on July 1, 2026, and ending June 30, 2036.

3. To establish a self-supported improvement district operation fund for the District and levy an annual tax (the "Operation Tax") upon property defined in Iowa Code §386.8, commencing on July 1, 2026, as follows:

- a. For the period of July 1, 2026, through June 30, 2033, the maximum levy rate shall not exceed two dollars and fifty cents (\$2.50) per one thousand dollars (\$1,000) taxable value.
- b. For the period of July 1, 2033, through June 30, 2036, the maximum levy rate

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CITY CLERK  
10/05/2025 10:07 AM  
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IOWA CITY, IOWA

shall not exceed two dollars and seventy-five cents (\$2.75) per one thousand dollars (\$1,000) taxable value.

- c. It is the intent of this Petition that the operation taxes levied and collected on behalf of the District shall be expended for new, additional, or enhanced services within the District for the Iowa City Downtown District, and that the City shall not diminish the type and extent of current governmental services provided in boundaries of the district.
  - d. This Petition does not request any levy for a Debt or Capital Fund.
4. To annually allocate all amounts collected in the Operation Fund for one or more of the following purposes at such times and under such conditions as shall be recommended by budget to the City Council by the Iowa City Downtown District Board of Directors as described in Item 5 below:
- a. Services, including but not limited to, development and management of activities in support of business retention and attraction, marketing, advertising, business support services, establishment and promotion of special events, festivals, and activities, and a contingency reserve fund for extraordinary expenses.
  - b. Physical or other improvements designed to enhance the image and appearance of the District, including, but not limited to enhanced cleaning, lighting improvements, decorative enhancements, signage and campaign banners, landscaping, and public or private art.
  - c. To employ an Executive Director and staff who shall work for the Board of Directors to manage the work of the Iowa City Downtown District and to fulfill the intent of this Petition and Ordinance establishing the Self-Supporting Municipal Improvement District.
5. It is the intent of this Petition that the City of Iowa City enter into an operating agreement with the Iowa City Downtown District Board of Directors (hereinafter referred to as the "Board"). All SSMID levy monies shall be appropriated to the Board for the management and operation of the District. From time to time, the City of Iowa City may provide additional revenue to the Board for the purposes of the management and operation of the District.
- a. The Board shall remain as a 501 (c)(6) non-profit organization with composition of up to 24 members on its Board of Directors with

2025 SEP 22 PM 3:59  
CITY CLERK  
IOWA CITY, IOWA  
FILED

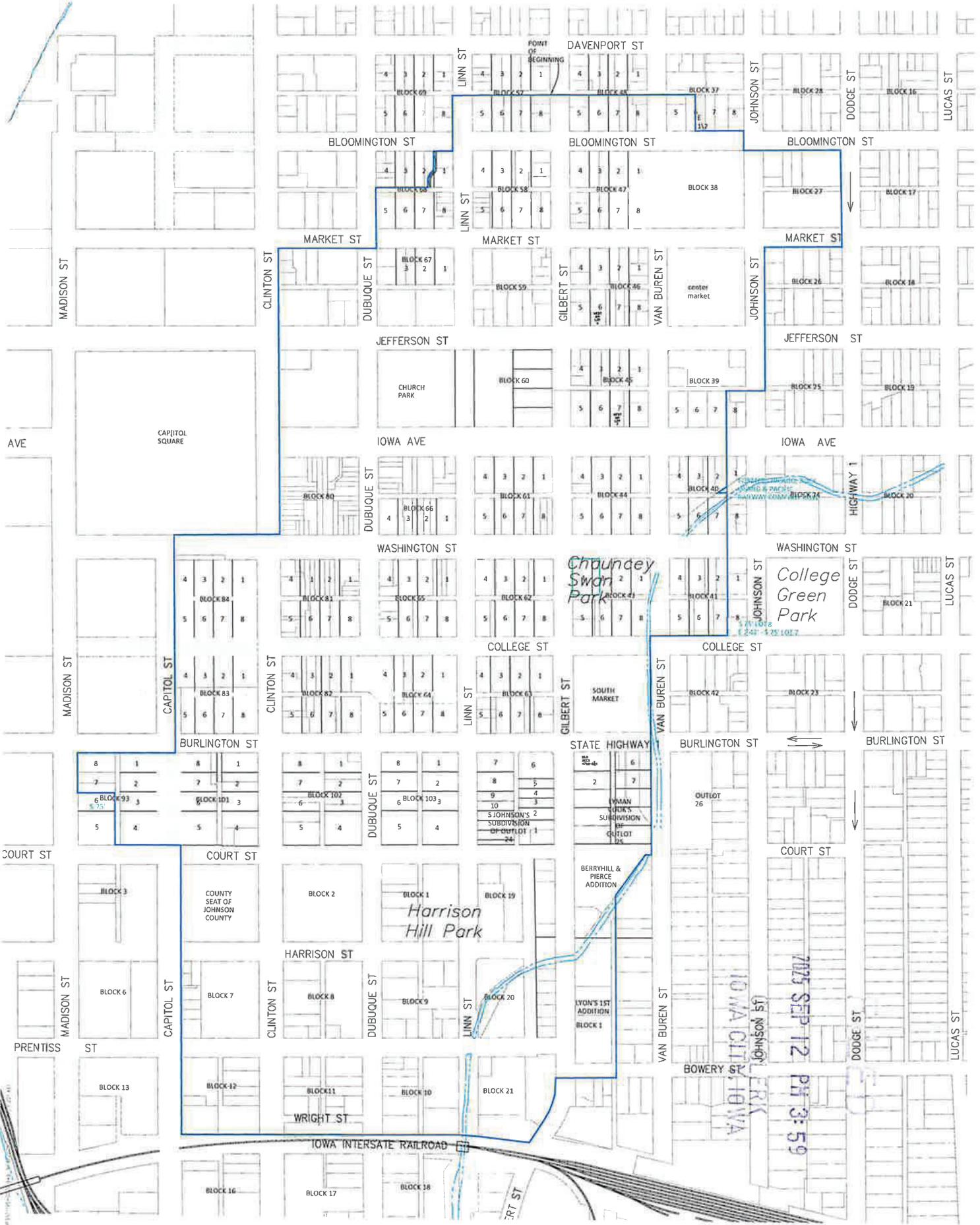
bylaws and organizational documents that are in compliance with state and federal law. There shall be an Advisory Board for the District and the Advisory Board shall report, as required, to the City Council of Iowa City as requested, and no less than annually for budgetary approval.

- b. The Advisory Board contemplated in a future operating agreement with the City is made up of the Downtown District Board President, Vice-President, Treasurer, Secretary, and Past-President. Any board seats designated by an assessed value or square footage requirement shall be determined based on the assessed value or square footage as of that tax year. Nonvoting board membership may consist of stakeholders of the district, including other community and economic development organizations, nonprofit service providers, and municipal representatives.

6. The District is located within the boundaries of Tax Increment Finance (TIF) Districts which have been created by the City. Notwithstanding that fact, it is the intent of this Petition that the City shall reimburse the District for any SSMID levy captured against TIF properties within the District. To accomplish this, it is the intent of this Petition that an amount of funds which would have been derived from the annual SSMID levy of the Operation Tax against TIF properties within the District, if the District were not located within such TIF Districts, shall be made available annually for the services, improvements, and activities set out in this Petition., and that the City should take all actions necessary to accomplish this purpose, including, if necessary, allocation to these services, improvements and activities of a portion of the incremental property taxes which are attributable to properties within the District. These allocations may be from the SSMID levy or other sources. It is the intent of this Petition that nothing in this paragraph prevents both the District and City to agree that all or portion of the SSMID levy captured against TIF properties within the District shall be maintained by the City and not reimbursed to the District for the benefit of both parties. Such agreement should be formalized and approved by the District Board and City Manager.

FILED  
2025 SEP 12 PM 3:59  
CITY CLERK  
IOWA CITY, IOWA

Exhibit A



© 2012 City of Iowa City

7025 SEP 12 PM 3:59  
IOWA CITY, IOWA  
(515) 281-1000

**PROPOSED SSMID AREA  
(2025)**

BEGINNING AT THE WEST RIGHT-OF-WAY LINE OF GILBERT STREET WHERE IT INTERSECTS THE SOUTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 57, ORIGINAL TOWN OF IOWA CITY, IOWA;

THENCE WEST ALONG THE SOUTH LINE OF SAID PLATTED ALLEY AND ITS WESTERLY EXTENSION TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LINN STREET;

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LINN STREET AND ITS SOUTHERLY EXTENSION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BLOOMINGTON STREET TO THE NORTHWEST CORNER OF SAID AUDITOR'S PARCEL 2012099 AS RECORDED IN PLAT BOOK 57 AT PAGE 120 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL 2012099, TO THE SOUTHWEST CORNER OF SAID AUDITOR'S PARCEL 2012099, AND A POINT ON THE NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 68, ORIGINAL TOWN OF IOWA CITY;

THENCE WEST ALONG SAID NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 68, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DUBUQUE STREET;

THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF DUBUQUE STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARKET STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARKET STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CLINTON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF CLINTON STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION, AND SAID EAST RIGHT-OF-WAY LINE OF CAPITOL STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BURLINGTON STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BURLINGTON STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF THE SOUTH 75 FEET OF LOT 6, OF BLOCK 93, ORIGINAL TOWN OF IOWA CITY;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 75 FEET OF LOT 6, BLOCK 93, TO ITS INTERSECTION WITH THE WEST LINE OF THE PLATTED NORTH-SOUTH ALLEY IN BLOCK 93, ORIGINAL TOWN OF IOWA CITY;

THENCE SOUTH ALONG SAID WEST LINE OF THE PLATTED NORTH-SOUTH ALLEY IN BLOCK 93, TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF COURT STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF COURT STREET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF GILBERT STREET;

THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF GILBERT STREET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF BOWER Y STREET;

2025 SEP 12 PM 3:59  
CITY CLERK  
IOWA CITY, IOWA  
FILED

THENCE EAST ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE OF BOWERY STREET TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE PLATTED NORTH SOUTH ALLEY IN BLOCK 1 OF LYON'S 1<sup>ST</sup> ADDITION;

THENCE NORTH ALONG SAID SOUTHERLY PROJECTION, EAST LINE OF SAID PLATTED NORTH SOUTH ALLEY AND THE EAST LINE OF THE NORTH SOUTH PLATTED ALLEY IN BLOCK 1 OF BERRYHILL & PIERCE ADDITION TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PARCEL OF LAND, AS DESCRIBED IN BOOK 4771 AT PAGES 112-116 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE;

THENCE NORTHERLY ALONG SAID SOUTH LINE OF SAID DESCRIBED PARCEL;

THENCE EAST ALONG SAID SOUTH LINE OF SAID DESCRIBED PARCEL TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF VAN BUREN STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF VAN BUREN STREET, TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF COLLEGE STREET.

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF COLLEGE STREET TO THE SOUTHWEST CORNER OF THE EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, TO THE NORTHWEST CORNER OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41;

THENCE EAST ALONG THE NORTH LINE OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, TO THE SOUTHWEST CORNER OF THE NORTH 75 FEET OF LOT 8, BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID NORTH 75 FEET OF LOT 8, BLOCK 41, AND NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK 41, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 8, OF BLOCK 40, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, BLOCK 40, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO ITS INTERSECTION WITH THE NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN SAID BLOCK 40;

THENCE WEST ALONG SAID NORTH LINE OF THE PLATTED EAST-WEST ALLEY, TO ITS INTERSECTION WITH THE NORTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY COMPANY RIGHT-OF-WAY;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY COMPANY RIGHT-OF-WAY, TO ITS INTERSECTION WITH THE WEST LINE OF LOT 1, BLOCK 40, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG SAID WEST LINE OF LOT 1, BLOCK 40, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 39, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, BLOCK 39, TO THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 39;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 39, AND ITS EASTERLY EXTENSION, TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF JOHNSON STREET;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY OF JOHNSON STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARKET STREET;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARKET STREET, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF DODGE STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF DODGE STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF JOHNSON STREET;

FILED  
2025 SEP 10 PM 3:59  
CITY CLERK  
IOWA COUNTY IOWA

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF JOHNSON STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET, TO THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 6, BLOCK 37, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF OF LOT 6, BLOCK 37, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PLATTED EAST-WEST ALLEY, IN SAID BLOCK 37;

THENCE WEST ALONG SAID SOUTH LINE OF THE PLATTED EAST WEST ALLEY OF SAID BLOCK 37, THE WESTERLY PROJECTION THEREOF, THE SOUTH LINE OF THE PLATTED EAST WEST ALLEY IN BLOCK 48, ORIGINAL TOWN OF IOWA CITY, AND THE WESTERLY PROJECTION THEREOF TO THE POINT OF BEGINNING.

PREPARED BY MMS CONSULTANTS, INC.  
PROJECT 11195-002  
06-09-2025

FILED  
2025 SEP 12 PM 3:59  
CITY CLERK  
IOWA CITY, IOWA

**MINUTES  
PLANNING AND ZONING COMMISSION  
OCTOBER 15, 2025 – 6:00 PM – FORMAL MEETING  
EMMA J. HARVAT HALL, CITY HALL**

**PRELIMINARY**

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

**MEMBERS ABSENT:** Kaleb Beining, Scott Quellhorst

**STAFF PRESENT:** Sue Dulek, Anne Russett, Rachel Kilburg Varley

**OTHERS PRESENT:** Betsy Potter

**RECOMMENDATIONS TO COUNCIL:**

By a vote of 5-0 the Commission recommends that the District petition be approved and the draft Evaluated Report attached be forwarded to the City Council for their consideration.

**CALL TO ORDER:**

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

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

None.

**CONSIDER A RECOMMENDATION ON THE PROPOSED RENEWAL AND EXPANSION OF THE SELF- SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT FOR DOWNTOWN IOWA CITY:**

Kilburg Varley introduced herself as the Economic Development Coordinator for the city of Iowa City and is presenting today the petition for renewal and expansion that the Iowa City Downtown Self-Supported Municipal Improvement District (SSMID) submitted. The Planning and Zoning Commission's role is this process was included in the agenda packet and Kilburg Varley also attached a draft evaluative report, which is what the State code asked that the Planning and Zoning Commission provide, if they're so inclined.

Kilburg Varley first gave an overview of what a SSMID (Self-Supported Municipal Improvement District) is. It is essentially a self-imposed taxing district where property owners within that district, if they so choose, sign a petition, and if there's enough of them, they agree to impose an additional tax beyond their standard property tax upon themselves, and that tax revenue provides additional funding to be used within the district for additional or expanded or enhanced types of services, projects and programs that's above and beyond what the municipality provides. SSMIDs are authorized by Iowa Code Chapter 386, a copy of that code was included in the agenda packet. Kilburg Varley reiterated a quick overview of the process. Property owners sign petition forms to either form or renew a district, and that petition must be signed by at least 25% of property owners representing 25% of the total assessed value. If that is all valid, then City Council would establish the district by ordinance, with three readings at the City Council level, and then that SSMID levy is collected and used to help fund those district improvements and projects. Iowa City currently has two Self-Supported Municipal Improvement Districts within Iowa City limits, the South of Six SSMID that came before this Commission a few years ago and the Iowa City Downtown District SSMID which has been in existence for nearly 15 years, first

established in 2011 and then in 2015 the boundaries were expanded and the district was renewed for 10 years, which is the current authorization that they're under, and that expires June 30, 2026. Kilburg Varley noted under the current SSMID authorization the first five years levied a \$2 per \$1,000 of taxable value as a SSMID tax on the properties within the district and then for the last five years that increased to \$2.50 per \$1,000 of taxable value.

Kilburg Varley stated the Iowa City Downtown SSMID is managed by the Iowa City Downtown District and is a 501(c)6 organization and is who executes the SSMID financing mechanism. Again, the Planning and Zoning Commission's role in the process for either creating or renewing a SSMID is laid out in Iowa Code Chapter 386 and the first step is for those property owners to decide if they want to sign and submit the petition to the City declaring that they want a renewal of the SSMID. The City received the petition for the renewal from the Downtown District on September 15, 2025. Staff then had to verify that the petition contains the required signatures of 25% threshold of property owners and assessed value. Staff performed that review and verified that they met those thresholds. Staff then notified City Council at the October 7 meeting and City Council has forwarded the petition to Planning and Zoning. State Code states Planning and Zoning needs to review the petition on the merit and feasibility of the project and prepare an evaluative report on the proposed district. If Planning and Zoning chooses to approve and forward this evaluative report, then the next steps would be for City Council to set a public hearing and post the public notice for that per the standard process, they would also need to mail a copy by certified mail to all the affected property owners, after the public hearing is held within the required timelines then City Council can then consider adopting an ordinance which reestablishes this SSMID.

Kilburg Varley shared a map of the district outlining the current district boundaries and the expanded proposed boundaries. The proposed expansion is in the Northside Marketplace area and then to also extend the district down to the railroad tracks. Kilburg Varley stated all the properties within the district are zoned for commercial, mixed-use or multi-residential and State Code requires that it be commercial properties. The petition proposes to extend the current SSMID for another 10 years, July 1, 2026, through June 30, 2036, and for the first seven years of that extension the SSMID levy rate would remain what it is right now, \$2.50 per \$1,000 of assessed value and then for the final three years the district would have the option, with their board's approval, to increase to \$2.75 per \$1,000 of assessed value. Kilburg Varley explained these revenues would be used to help support their operations which includes business support services, marketing and advertising programming, special events like festivals and different activities, physical improvements, enhanced cleaning, lighting, public art, landscaping, seasonal decorations, etc., and staff, including an executive director, to help them implement their work.

Kilburg Varley reiterated the State Code requires Planning and Zoning to consider the petition and prepare an evaluative report on the merit and feasibility of the proposal. In the spirit of that law, staff reviewed the petition and in the agenda packet outlined the different points for the Commission's consideration which staff believes support the petition. Kilburg Varley then reviewed the criteria, first, the property in the district does meet all the criteria in the State Code, it has contiguous boundaries, its commercial property, and it's located within City limits of which it meets all those criteria. Second, it did meet that threshold of the 25% of property owners and assessed value. Third, it met the requirement of the code of what that petition all needs to include, defining a name, a duration, what the boundaries are. Fourth that the levy rate, the purposes, and the projects proposed for the use the levy revenue are valid. Fifth, staff finds that

the purpose of the district is adequately described. Sixth, staff doesn't believe that this proposal conflicts with any existing City codes, plans or policies. In fact, staff asserts it supports several including the Comprehensive Plan, the Downtown and Riverfront Crossings Master Plan and the City Council Strategic Plan. Seven, that the estimated SSMID levy revenue under this expansion would be sufficient to carry out the goals and uses identified in the petition and staff finds that with approximately \$1,000,000 it is sufficient and therefore meets the requirements of the State Code. Eighth, that the activities that the district proposing to use the SSMID levy are all in line with state and local laws, plans and policies. Staff finds that the proposal is reasonably calculated to meet their objectives.

Staff recommends that Planning and Zoning recommend the petition for approval and forward the draft evaluative report to City Council for their consideration. If Planning and Zoning choose to do that, next steps are City Council will set a public hearing, post and mail the notice, and then consider an ordinance to approve the extension. Following that, the City would need to approve a separate operating agreement with the Downtown District.

Townsend asked what effect it would have if the proposal was not approved. Kilburg Varley stated that the Downtown District is a separate 501(c)6 organization, so in theory it could continue, however it would not have much of a funding mechanism. The SSMID levy collected accounts for about half of their annual revenue so if this extension of the downtown SSMID is not approved, then they would lose the most reliable and significant source of revenue that they have to carry out their activities.

Betsy Potter (Executive Director, Downtown District) stated currently about a third of the overall budget it from the SSMID, it changes a little bit with the expanded boundaries. Another third comes from events revenue that they make up from different ticketing and sponsorships and the final third of the budget comes from support from the city of Iowa City's contribution towards the block by block ambassador services, the University of Iowa contribution that they provide annually, and then any other partnerships or programming sponsorships overall.

Miller noted since it has to be commercial property does that mean if there is residential within the boundary it just doesn't get taxed. Kilburg Varley verified that was correct.

Potter stated the big catalyst to the larger expansion is that they feel like they've had a big impact on downtown over the last 13 years but that the expanded boundaries, over towards the new UIHC campus (former Mercy Hospital) and then south of Burlington are opportunity areas for their organization and for the City overall.

Wade asked what's the vision for the expanded boundaries and what would they contribute to the neighborhood. Potter replied first they would communicate with the property owners and businesses to understand what they want to see in those areas, but overall they're just hoping to expand services to those areas. For example, right now they end the ambassador services at Encounter Café and there's a big opportunity for Gilbert Street and beyond to expand those services. Potter noted all of their grant programs, events, marketing, they don't do outside of their existing boundaries so this expansion would be an opportunity to include a number of businesses that have wanted to be included for a long time into the organization. This allows additional businesses that want to participate to be part of the organization.

**Miller moved to recommend that the District petition be approved and the draft Evaluated Report attached be forwarded to the City Council for their consideration. Davies seconded the motion.**

**A vote was taken and the motion passed 5-0.**

Davies thinks it's definitely worthy of merit, it is a great program and it's done a lot of good for the community as a whole. The downtown really serves as an anchor and a hub culturally. He did want to mention the University being such a large property holder and not paying property tax, being aware of their contribution and making sure it's proportional as the boundaries expand that the burden doesn't fall unduly on the private property holders, he'd hope that the University contribution would increase proportionally.

**CONSIDERATION OF MEETING MINUTES: AUGUST 27 2025:**

Wade moved to approve the meeting minutes from August 27, 2025. Miller seconded the motion, a vote was taken and the motion passed 5-0.

**CONSIDERATION OF MEETING MINUTES: SEPTEMBER 3 2025:**

Wade moved to approve the meeting minutes from September 3, 2025. Davies seconded the motion, a vote was taken and the motion passed 4-1 (Miller abstained due to absence).

**PLANNING AND ZONING INFORMATION:**

Russett reminded the Commission that there's the joint City Council/Planning and Zoning Commission work session next Tuesday at 4:00 to get an update on the Comprehensive Plan engagement that the consultant has been conducting over the past six months or so.

Miller asked if there is an agenda or anything the Commission needs to prepare. Russett replied no, it's an opportunity for the consultant to share the input that they've received from multiple different activities over the course of several months. There was the website, they held meetings, attended pop up events like Party in the Parks and National Night Out, held focus groups and stakeholder interviews, and this is an opportunity for them to share what they heard through those processes.

Dulek noted the Planning and Zoning chair has resigned, effective December 1, he's moving, so if anyone know anybody who wants to apply to be on Planning and Zoning let either her or Russett know and they can find out the deadline, it'll probably be somewhere mid-November to submit the application.

**ADJOURNMENT:**

Elliott moved to adjourn, Townsend seconded and the motion passed 5-0.

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

	6/26	9/4	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
<b>BEINING, KALEB</b>	---	---	---	---	---	---	---	---	---	---	X	O	X	X	O	O
<b>DAVIES, JAMES</b>	---	---	---	---	---	---	---	---	---	---	X	X	X	X	X	X
<b>CRAIG, SUSAN</b>	X	X	X	X	X	X	X	X	X	X	---	---	---	---	---	---
<b>ELLIOTT, MAGGIE</b>	O/E	X	X	O/E	X	X	X	X	X	X	X	O/E	X	X	O/E	X
<b>HENSCH, MIKE</b>	X	O/E	X	X	X	X	O/E	X	X	X	---	---	---	---	---	---
<b>MILLER, STEVE</b>	---	X	X	X	X	X	X	X	X	O/E	X	X	X	X	O/E	X
<b>QUELLHORST, SCOTT</b>	X	X	X	O/E	X	X	X	X	X	X	X	X	X	O/E	X	O/E
<b>TOWNSEND, BILLIE</b>	X	X	X	O/E	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 MEMORANDUM

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To: City Council  
From: Maggie Elliott, Vice-Chair, Planning & Zoning Commission  
Date: October 15, 2025  
Re: Evaluative Report on a Proposed Iowa City Downtown Self-Supported Municipal Improvement District (SSMID)

The City has received, and City Council has forwarded for our review, a petition by property owners for a proposed renewed and expanded Downtown Iowa City Self-Supported Municipal Improvement District (SSMID) district. The petition requests the renewal and expansion of the existing Iowa City Downtown SSMID.

Iowa Code states that the SSMID petition must be signed by at least 25% of the property owners and representing at least 25% of the assessed value of the proposed district. Staff verified the petition filed on September 12, 2025 meets these two thresholds and notified City Council of the receipt of the petition.

Next, Iowa Code requires the Planning & Zoning Commission to review the petition for its merit and feasibility and make an evaluative report to the City Council. After the review at its meeting on October 15, 2025, the Planning & Zoning Commission recommended approval and forwarding this review to the City Council for their further consideration of the Downtown Iowa City SSMID.

The following is a review and our determination of the proposed Downtown Iowa City SSMID's merit and feasibility.

1. Whether the property in the proposed district meets all the criteria established in Section 386.3(1):
  - *The Iowa City Downtown SSMID (also herein referred to as the "District") petition appears to meet the minimum requirements of Iowa Code Section 386.3(1), which states that a district shall: a) "[b]e comprised of contiguous property... zoned for commercial or industrial uses" and be "located wholly within the boundaries of the city, b) [b]e given a descriptive name containing the words 'self-supporting municipal improvement district', and c) be comprised of property related in some manner...."*
  - *The District is comprised of contiguous property zoned for commercial use and is within the boundaries of the City of Iowa City. The petition states that the District is entitled "Iowa City Downtown Self-Supported Municipal Improvement District." Finally, the property within the District is related in that it is physically located in Iowa City, is contiguous, and serves as a commercial hub for the community.*

2. Whether the petition submitted is sufficiently clear and contains the requisite number of signatures from property owners representing the necessary assessed value of all the taxable property within the proposed district:
  - *The District petition provides detailed explanations of the proposed operations of the SSMID and the requirements of SSMID property owners.*
  - *Staff has reviewed the petition and verified the signatures of at least twenty-five percent of all the owners of property within the proposed district have signed the petition, and that these signatures together represent ownership of property with an assessed value of at least twenty-five percent of the assessed value of all of the property in the proposed district per Iowa Code Section 386.3(2)(a).*
3. Whether the petition sufficiently describes the boundaries of the district or provides a consolidated description of the property contained therein:
  - *The petition provides a legal description of the boundaries of the District, and a map indicating the parcels of land included within the District per Iowa Code Section 386.3(2)(b).*
4. Whether a maximum rate of tax that may be imposed upon the property within the district and the purposes for which it may be levied are set forth;
  - *The District petition establishes a maximum tax rate of \$2.50 per \$1,000 of assessed value for the first seven years of the authorization, and a maximum tax rate of \$2.75 per \$1,000 of assessed value for the remaining three years. This meets the requirement of Iowa Code Section 386.3(2)(d). The petition states the purpose of the tax is to provide new, additional or enhanced services within the District.*
5. Whether the purpose of the district is adequately described, as well as any improvements or other project activities that may be the subject of the petition:
  - *As stated in Item 4 on Page 2, the petition states that the purpose of the District is to provide for new, additional or enhanced services within the District. In particular, the petition details how revenues collected for the District Operating Fund may be used in support of the provision of services, physical or capital improvements, and hiring of an Executive Director and staff.*
6. Whether the proposed district or improvements would conflict in any way with any existing laws, plans or City policies, including comprehensive plans, zoning ordinances, local or regional development plans or programs, local, state or federal laws or regulations or other established special districts:
  - *The operations, services, and improvements that can occur under the proposed District do not appear to conflict with any existing laws, plans or policies.*

- *The District overlaps with the City-University Urban Renewal Area. Under previous authorizations and as proposed for renewal, the SSMID petition does not conflict with the goals or purposes of this Urban Renewal Area. The petition outlines how tax revenue captured by TIF shall be reimbursed back to the Proposed District.*
7. Whether the taxes proposed, if any, will be sufficient to pay the anticipated costs or other expenses.
- *The revenue generated from the proposed SSMID would be approximately \$1,00,000 per year. This amount would be sufficient to adequately staff the organization, and to cover costs associated with marketing, projects, programs, services, and improvements in the District.*
8. Whether the formation of the district is consistent with or in furtherance of other identifiable City policies or goals:
- *One of the principal goals of the Comprehensive Plan is to foster an environment in the Downtown area that is attractive to new employers, is pedestrian-oriented, and has strong cultural, commercial, and residential character.*
  - *The Downtown and Riverfront Crossings Master Plan clearly outlines a number of aligned goals and priorities for investment in the downtown, south downtown, and central crossings areas covered by the proposed District boundaries.*
  - *The City Council Strategic Plan includes several goals and priorities related to establishing Iowa City as a strong business community, cultivating the business ecosystem, partnering for desirable development, and creating inviting and active outdoor spaces for the community.*
  - *The District petition states that one of the purposes of the SSMID is to provide physical enhancements to improve the image and appearance of the District, including lighting, signage, landscaping, and public art.*

The review by the Planning and Zoning Commission determines that the petition meets the requirements of Iowa Code Chapter 386, and that:

- The operational activities (as defined in Iowa Code Section 386.8) of the Proposed District are appropriate in relation to existing laws, plans and policies; and
- The means to implement the proposal appear reasonably calculated to accomplish the Proposed District objectives.

## Notice of Public Hearing

### NOTICE OF PUBLIC HEARING BY CITY COUNCIL OF THE CITY OF IOWA CITY, IOWA, TO CONSIDER A PETITION TO RE-ESTABLISH A SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT WITHIN THE CITY OF IOWA CITY, IOWA

The City Council of the City of Iowa City, Iowa will hold a public hearing at its meeting on November 18, 2025 which commences 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 to consider establishment of a Self-Supported Municipal Improvement District within the city limits.

Pursuant to Chapter 386 of the Code of Iowa, herein "Act," a Petition has been filed with the City Council requesting that the City re-establish a Self-Supported Municipal Improvement District (SSMID) as contemplated by Chapter 386 of the Code. This Petition requests that the current SSMID established by Ordinance of the City Council in 2015 be extended for a period of ten (10) years with an expanded area and sets forth maximum tax rates to be imposed and levied on property within the District.

The name of the proposed District shall be the "Iowa City Downtown Self-Supported Municipal Improvement District." The District is overseen by, and commonly known as, the Iowa City Downtown District (ICDD).

The legal description of the property to be included in the proposed Iowa City Downtown SSMID is set forth below:

*BEGINNING AT THE WEST RIGHT-OF-WAY LINE OF GILBERT STREET WHERE IT INTERSECTS THE SOUTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 57, ORIGINAL TOWN OF IOWA CITY, IOWA;*

*THENCE WEST ALONG THE SOUTH LINE OF SAID PLATTED ALLEY AND ITS WESTERLY EXTENSION TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LINN STREET;*

*THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LINN STREET AND ITS SOUTHERLY EXTENSION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;*

*THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BLOOMINGTON STREET TO THE NORTHWEST CORNER OF AUDITOR'S PARCEL 2012099 AS RECORDED IN PLAT BOOK 57 AT PAGE 120 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE;*

*THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL 2012099, TO THE SOUTHWEST CORNER OF SAID AUDITOR'S PARCEL 2012099, AND A POINT ON THE NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 68,*

ORIGINAL TOWN OF IOWA CITY;

THENCE WEST ALONG SAID NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 68, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DUBUQUE STREET;

THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF DUBUQUE STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARKET STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARKET STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CLINTON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF CLINTON STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION, AND SAID EAST RIGHT-OF-WAY LINE OF CAPITOL STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BURLINGTON STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BURLINGTON STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF THE SOUTH 75 FEET OF LOT 6, OF BLOCK 93, ORIGINAL TOWN OF IOWA CITY;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 75 FEET OF LOT 6, BLOCK 93, TO ITS INTERSECTION WITH THE WEST LINE OF THE PLATTED NORTH-SOUTH ALLEY IN BLOCK 93, ORIGINAL TOWN OF IOWA CITY;

THENCE SOUTH ALONG SAID WEST LINE OF THE PLATTED NORTH-SOUTH ALLEY IN BLOCK 93, TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF COURT STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF COURT STREET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE IOWA

INTERSTATE RAILROAD TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF GILBERT STREET;

THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF GILBERT STREET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF BOWERY STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE OF BOWERY STREET TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE PLATTED NORTH SOUTH ALLEY IN BLOCK 1 OF LYON'S 1<sup>ST</sup> ADDITION;

THENCE NORTH ALONG SAID SOUTHERLY PROJECTION, EAST LINE OF SAID PLATTED NORTH SOUTH ALLEY AND THE EAST LINE OF THE NORTH SOUTH PLATTED ALLEY IN BLOCK 1 OF BERRYHILL & PIERCE ADDITION TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PARCEL OF LAND, AS DESCRIBED IN BOOK 4771 AT PAGES 112-116 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE;

THENCE NORTHERLY ALONG SAID SOUTH LINE OF SAID DESCRIBED PARCEL;

THENCE EAST ALONG SAID SOUTH LINE OF SAID DESCRIBED PARCEL TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF VAN BUREN STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF VAN BUREN STREET, TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF COLLEGE STREET.

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF COLLEGE STREET TO THE SOUTHWEST CORNER OF THE EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, TO THE NORTHWEST CORNER OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41;

THENCE EAST ALONG THE NORTH LINE OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, TO THE SOUTHWEST CORNER OF THE NORTH 75 FEET OF LOT 8, BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID NORTH 75 FEET OF LOT 8, BLOCK 41, AND NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK 41, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 8, OF BLOCK 40, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, BLOCK 40, AND THE

NORTHERLY EXTENSION OF SAID WEST LINE, TO ITS INTERSECTION WITH THE NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN SAID BLOCK 40;

THENCE WEST ALONG SAID NORTH LINE OF THE PLATTED EAST-WEST ALLEY, TO ITS INTERSECTION WITH THE NORTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY COMPANY RIGHT-OF-WAY;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY COMPANY RIGHT-OF-WAY, TO ITS INTERSECTION WITH THE WEST LINE OF LOT 1, BLOCK 40, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG SAID WEST LINE OF LOT 1, BLOCK 40, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 39, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, BLOCK 39, TO THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 39;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 39, AND ITS EASTERLY EXTENSION, TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF JOHNSON STREET;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY OF JOHNSON STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT- OF-WAY LINE OF MARKET STREET;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARKET STREET, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF DODGE STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF DODGE STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF JOHNSON STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF JOHNSON STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET, TO THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 6, BLOCK 37, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF OF LOT 6, BLOCK 37, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PLATTED EAST-WEST ALLEY, IN SAID BLOCK 37;

THENCE WEST ALONG SAID SOUTH LINE OF THE PLATED EAST WEST ALLEY OF

*SAID BLOCK 37, THE WESTERLY PROJECTION THEREOF, THE SOUTH LINE OF THE PLATTED EAST WEST ALLEY IN BLOCK 48, ORIGINAL TOWN OF IOWA CITY, AND THE WESTERLY PROJECTION THEREOF TO THE POINT OF BEGINNING.*

The purposes of the proposed Iowa City Downtown SSMID shall be the undertaking of actions authorized by the Act and include development and management of activities in support of business retention and attraction, marketing, advertising, business support services, establishment and promotion of special events, festivals, and activities, making of physical or other improvements designed to enhance the image and appearance of the District, and the employment of an Executive Director and staff to manage the work of the District. The petition expresses the intent that the City will continue the type and extent of governmental services currently provided and that the work of the Iowa City Downtown SSMID will provide new and enhanced services.

The maximum rate of tax which is requested to be imposed and to be levied annually against property in the District (excluding property assessed as residential property) shall not exceed a rate of two dollars and fifty cents (\$2.50) per one thousand dollars (\$1,000) taxable value for the period of July 1, 2026 through June 30, 2033; and a rate of two dollars and seventy five cents (\$2.75) per one thousand dollars (\$1,000) taxable value for the period of July 1, 2033 through June 30, 2036. The proposed levy is in addition to all other taxes and will be distributed to the operation fund established by the SSMID Ordinance.

Copies of the Petition, proposed boundary map, and Ordinance are on file for public examination in the office of the City Clerk, City Hall, 410 E. Washington Street, Iowa City, Iowa. Any person or organization desired to be heard shall be afforded an opportunity to be heard at the public hearing.

The City Clerk is hereby authorized and directed to publish notice of the public hearing 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.

s/Kellie K. Grace

City Clerk, Iowa City, Iowa

Ordinance No. \_\_\_\_\_

**Ordinance amending Title 3, "Finance, Taxation and Fees" of the City Code, to re-establish the Iowa City Downtown Self-Supported Municipal Improvement District (SSMID) pursuant to the provisions of Chapter 386, Code of Iowa; and providing for the establishment of an operation fund and the levy of an annual tax in connection therewith.**

Whereas, the City of Iowa City is authorized by Chapter 386, Code of Iowa (the "Act") to create a self-supported municipal improvement district in the City, to provide for the existence and operation of such district, to provide for the maintenance of improvements or self-liquidating improvements for such district, and to levy taxes with respect to such district, all as more specifically defined in the Act; and,

Whereas, Ordinance No. 11-4460 adopted on December 6, 2011 established the Iowa City Downtown Self-Supported Municipal Improvement District (SSMID) for a period of four (4) years; and,

Whereas, Ordinance No. 15-4649 adopted on December 15, 2015 re-established the Iowa City Downtown SSMID for an additional ten (10) years and expanded boundaries that will expire on June 30, 2026; and

Whereas, on September 12, 2025, a Petition was filed to again re-establish the SSMID for a period of ten (10) years with expanded boundaries as described therein ("Proposed District"); and,

Whereas, the Petition is in compliance with the provisions of the Act; and,

Whereas, on October 7, 2025, the City Council received the Petition and referred it to the City's Planning and Zoning Commission for review in accordance with the Act; and,

Whereas, on October 15, 2025, the City's Planning and Zoning Commission reviewed the Petition on the merit and feasibility of the Proposed District and forwarded an Evaluative Report to the City Council; and,

Whereas, on October 21, 2025, the City Council scheduled a public hearing for November 18, 2025, at 6:00 P.M., at which it proposed to take action for the establishment of the Proposed District, and did direct that notice of such hearing be given in accordance with the Act; and,

Whereas, notice of the hearing was published in the Iowa City Press Citizen on October 30, 2025, and a copy of such notice was mailed by certified mail on November 3, 2025, to the

affected owners of record of real property located within the Proposed District as shown by the records of the Johnson County Auditor, in satisfaction of the notice requirements of the Act; and,

Whereas, at the Public Hearing, the City Council did meet and hear all owners of property in the Proposed District and residents of the City desiring to express their views with respect to the establishment of the Proposed District; and,

Whereas, on November 18, 2025, the City Council closed the public hearing on the creation of the Proposed District and found that the Petition and the Proposed District satisfied the applicable requirements imposed by the Act; and,

Whereas, more than thirty days have now passed since the public hearing on the creation of the Proposed District was closed, and a petition containing the requisite number of signatures that would require the matter to be withdrawn from Council consideration has not been filed with the City Clerk opposing the creation of the Proposed District.

Now Therefore, Be It Ordained, by the City Council of the City of Iowa City, Iowa,

Section 1. Chapter 7, entitled "Iowa City Downtown Self-Supported Municipal Improvement District," Title 3, entitled "Finances, Taxation and Fees," of the City Code, is hereby repealed and the following is inserted in lieu thereof:

1. In accordance with Iowa Code Chapter 386 there is hereby established and created in the City of Iowa City, a self-supported municipal improvement district as defined in the Act, the name of which shall be the "Iowa City Downtown Self-Supported Municipal Improvement District" (herein the "District").

2. The District shall include all property within the following described boundaries:

*BEGINNING AT THE WEST RIGHT-OF-WAY LINE OF GILBERT STREET WHERE IT INTERSECTS THE SOUTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 57, ORIGINAL TOWN OF IOWA CITY, IOWA;*

*THENCE WEST ALONG THE SOUTH LINE OF SAID PLATTED ALLEY AND ITS WESTERLY EXTENSION TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LINN STREET;*

*THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LINN STREET AND ITS SOUTHERLY EXTENSION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;*

*THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BLOOMINGTON STREET TO THE NORTHWEST CORNER OF AUDITOR'S PARCEL 2012099 AS RECORDED IN PLAT BOOK 57 AT PAGE 120 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE;*

*THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL 2012099, TO THE SOUTHWEST CORNER OF SAID AUDITOR'S PARCEL 2012099, AND*

*A POINT ON THE NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 68,  
ORIGINAL TOWN OF IOWA CITY;*

*THENCE WEST ALONG SAID NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN  
BLOCK 68, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DUBUQUE  
STREET;*

*THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF DUBUQUE STREET  
TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARKET  
STREET;*

*THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARKET STREET  
TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CLINTON  
STREET;*

*THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF CLINTON STREET TO  
ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON  
STREET;*

*THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET  
TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-  
WAY LINE OF CAPITOL STREET;*

*THENCE SOUTH ALONG SAID NORTHERLY EXTENSION, AND SAID EAST RIGHT-OF-  
WAY LINE OF CAPITOL STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-  
WAY LINE OF BURLINGTON STREET;*

*THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BURLINGTON STREET  
TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MADISON STREET;*

*THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO  
THE NORTHWEST CORNER OF THE SOUTH 75 FEET OF LOT 6, OF BLOCK 93,  
ORIGINAL TOWN OF IOWA CITY;*

*THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 75 FEET OF LOT 6, BLOCK  
93, TO ITS INTERSECTION WITH THE WEST LINE OF THE PLATTED NORTH-SOUTH  
ALLEY IN BLOCK 93, ORIGINAL TOWN OF IOWA CITY;*

*THENCE SOUTH ALONG SAID WEST LINE OF THE PLATTED NORTH-SOUTH ALLEY IN  
BLOCK 93, TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF  
COURT STREET;*

*THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF COURT STREET TO ITS  
INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY  
LINE OF CAPITOL STREET;*

*THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-  
WAY LINE OF CAPITOL STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-  
WAY LINE OF THE IOWA INTERSTATE RAILROAD;*

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF GILBERT STREET;

THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF GILBERT STREET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF BOWERY STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE OF BOWERY STREET TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE PLATTED NORTH SOUTH ALLEY IN BLOCK 1 OF LYON'S 1<sup>ST</sup> ADDITION;

THENCE NORTH ALONG SAID SOUTHERLY PROJECTION, EAST LINE OF SAID PLATTED NORTH SOUTH ALLEY AND THE EAST LINE OF THE NORTH SOUTH PLATTED ALLEY IN BLOCK 1 OF BERRYHILL & PIERCE ADDITION TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PARCEL OF LAND, AS DESCRIBED IN BOOK 4771 AT PAGES 112-116 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE;

THENCE NORTHERLY ALONG SAID SOUTH LINE OF SAID DESCRIBED PARCEL;

THENCE EAST ALONG SAID SOUTH LINE OF SAID DESCRIBED PARCEL TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF VAN BUREN STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF VAN BUREN STREET, TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF COLLEGE STREET.

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF COLLEGE STREET TO THE SOUTHWEST CORNER OF THE EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, TO THE NORTHWEST CORNER OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41;

THENCE EAST ALONG THE NORTH LINE OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, TO THE SOUTHWEST CORNER OF THE NORTH 75 FEET OF LOT 8, BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID NORTH 75 FEET OF LOT 8, BLOCK 41, AND NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK 41, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 8, OF BLOCK 40, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, BLOCK 40, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO ITS INTERSECTION WITH THE NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN SAID BLOCK 40;

THENCE WEST ALONG SAID NORTH LINE OF THE PLATTED EAST-WEST ALLEY, TO ITS INTERSECTION WITH THE NORTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY COMPANY RIGHT-OF-WAY;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY COMPANY RIGHT-OF-WAY, TO ITS INTERSECTION WITH THE WEST LINE OF LOT 1, BLOCK 40, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG SAID WEST LINE OF LOT 1, BLOCK 40, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 39, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, BLOCK 39, TO THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 39;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 39, AND ITS EASTERLY EXTENSION, TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF JOHNSON STREET;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY OF JOHNSON STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT- OF-WAY LINE OF MARKET STREET;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARKET STREET, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF DODGE STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF DODGE STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF JOHNSON STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF JOHNSON STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET, TO THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 6, BLOCK 37, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF OF LOT 6, BLOCK 37, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PLATTED EAST-WEST ALLEY, IN SAID BLOCK 37;

*THENCE WEST ALONG SAID SOUTH LINE OF THE PLATED EAST WEST ALLEY OF SAID BLOCK 37, THE WESTERLY PROJECTION THEREOF, THE SOUTH LINE OF THE PLATTED EAST WEST ALLEY IN BLOCK 48, ORIGINAL TOWN OF IOWA CITY, AND THE WESTERLY PROJECTION THEREOF TO THE POINT OF BEGINNING.*

3. It is hereby found and determined that all of the property within the District is similarly related so that the present and potential use or enjoyment of the property is benefited by the condition, performance of administration, redevelopment, revitalization and maintenance of the District and the owners of property in the District have a present and potential benefit from the condition, performance of administration, redevelopment, revitalization and maintenance of the District.

4. Pursuant to the provisions of the Act, there is hereby established and created a self-supported municipal improvement district operation fund with respect to the District to be known as the "Iowa City Downtown Self-Supported Municipal Improvement District Operation Fund" (herein the "Operation Fund"), for which the City may certify taxes (the "Operation Tax") against the property, as defined in the Act (excluding property assessed as residential property for property tax purposes), within the District (the "Property") each year, in addition to all other taxes, commencing with the levy of taxes for collection in the fiscal year beginning July 1, 2026 for the purposes of paying the administrative and operational expenses of the District, as defined and authorized in the Act or paying part or all of the maintenance expenses of "improvements" or "self-liquidating improvements", as defined in the Act, for a period of ten (10) years.

5. The City may disburse the amounts collected in the Operation Fund, in accordance with the recommendations of the Iowa City Downtown District Board of Directors as described in paragraph 5 of the Petition, for one or more of the following purposes:

- a) Develop and manage activities in support of marketing, business retention and attraction, including but not limited to:
  - (1) Development and management of business retention and attraction activities
  - (2) Marketing and advertising
  - (3) Business support services
  - (4) Establishment and promotion of special events, festivals, and activities
  - (5) Contingency reserve fund for extraordinary expenses
  
- b) Physical or other improvements designed to enhance the image and appearance of the District, including but not limited to:
  - (1) Enhanced cleaning
  - (2) Lighting improvements
  - (3) Seasonal and decorative enhancements
  - (4) Signage and banners
  - (5) Landscaping
  - (6) Public or private art

- c) To hire an Executive Director and, if needed, other support staff who will work for the Board of Directors and to fulfill the intent of this Petition and Ordinance establishing the SSMID.

6. The rate of the Operation Tax to be levied annually, in addition to all other taxes, as aforesaid, shall not exceed: 1) For the period of July 1, 2026 through June 30, 2033, a rate of two dollars and fifty cents (\$2.50) per one thousand dollars (\$1,000) of taxable value, commencing with the levy of taxes for collection in the seven fiscal years beginning July 1, 2026; and, 2) For the period July 1, 2033 through June 30, 2036, a rate of two dollars and seventy-five cents (\$2.75) per one thousand dollars (\$1,000) of taxable value for collection in the three fiscal years beginning July 1, 2033.

SECTION II. REPEALER. All ordinances and parts of ordinances in conflict with the provisions 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 not adjudged invalid or unconstitutional.

SECTION IV. EFFECTIVE DATE. This Ordinance shall be effective July 1, 2026.

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Attest, City Clerk

Approved by:

  
\_\_\_\_\_  
City Attorney's Office  
(Sue Dulek – 11/13/2025)

Ordinance No. \_\_\_\_\_  
Page No. 8

First Consideration: November 18, 2025

Vote for passage:

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

NAYS: None

ABSENT: None

Second Consideration: December 9, 2025

Vote for passage:

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

NAYS: None

ABSENT: None

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

January 6, 2026

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Resolution approving the Status of Funded Activities (SOFA) for CDBG-CV funds received by the Iowa Economic Development Authority.

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Prepared By: Sam Turnbull, Grants Specialist  
Reviewed By: Erika Kubly, Neighborhood Services Coordinator  
Tracy Hightshoe, Neighborhood and Development Services Director  
Susan Dulek, First Ass't. City Attorney  
Fiscal Impact: Iowa City received \$301,500 in federal CDBG-CV funds.  
Staff Recommendation: Approval  
Commission Recommendations: NA  
Attachments: [Resolution](#)  
[Status of Funded Activities](#)

## **Executive Summary:**

Iowa City received \$301,500 in State CDBG-CV funds for shelter operations to prevent, prepare for, and/or respond to the COVID-19 pandemic. Funds were awarded to local governments on behalf of shelters as determined by the Iowa Economic Development Authority. Iowa City received \$300,000 to be allocated to Shelter House for shelter operations, along with \$1,500 in project delivery or administrative funds to be used by the City to administer this activity. To date \$181,824.40 has been expended on shelter operations and the administrative funds have been exhausted. The program deadline for expenditures is May 2026.

## **Background / Analysis:**

Congress provided \$5 billion in the CARES Act for the Community Development Block Grant (CDBG) program to be allocated by the Department of Housing and Urban Development (HUD). Iowa City previously received multiple awards of CDBG-CV funding through HUD and as a subrecipient of the State of Iowa totaling \$2,282,642. Funds were used for emergency housing assistance, aid to nonprofits, business assistance, and emergency shelter facility improvements.

Earlier this year, the Iowa Economic Development Authority (IEDA) awarded the City of Iowa City an additional \$301,500 in CDBG-CV public service funds for shelter operations in partnership with Shelter House. Eligibility for this funding was determined by IEDA with the local funding amount based on the number of shelter beds. The City is administering the funds as a subrecipient of IEDA with \$300,000 going to Shelter House and \$1,500 available for staff administrative costs. Staff plans to request additional administrative funds from IEDA to cover all internal staff time for this activity.

Shelter House Emergency Shelter is located at 429 Southgate Avenue in Iowa City. The facility has 70 beds with two dormitory areas for single adults (including dormitory bathroom facilities) and eight private family rooms with separate bathrooms. The Emergency Shelter is staffed 24/7 and is fully accessible. Clients include infants through elderly, single adults, and families with children. All are considered extremely low income falling at or below 30% of the Area Median Income (AMI). Breakfast and dinner are served daily to shelter clients. Laundry services, bedding, towels, clothing, and personal care items are also provided. The Emergency Shelter is low barrier and does not screen out for substance abuse, lack of income, etc.

CDBG-CV funds are being used by Shelter House exclusively to support Emergency Shelter operations at 429 Southgate Avenue in Iowa City. The Emergency Shelter operating budget was projected to run at a deficit of \$634,000 for the contract period, indicating that this funding will not constitute a duplication of benefits. Additionally, CDBG program rules do not allow for funds to supplant local financial support for community development activities, meaning this funding cannot be used to reduce other local funding planned for shelter operations.

To date \$181,824.40 has been expended on shelter operations and \$1,500 of administrative funds have been utilized. Project accomplishments for July through September 2025 are attached. In this quarter, 165 unduplicated individuals were served at the emergency shelter.

A public notice for this meeting was published on December 26, 2025. January 6, 2026 will constitute a public meeting for the status of funded activities. Next steps will be to continue to draw down funds as invoices are received from Shelter House. All funds must be expended by May 2026.

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

**Resolution approving the Status of Funded Activities (SOFA) for CDBG-CV funds received by the Iowa Economic Development Authority**

Whereas, City Council approved an application and submission to the Iowa Economic Development Authority (IEDA) for State of Iowa CDBG-CV funds on May 20, 2025 by Resolution No. 25-124; and

Whereas, the City of Iowa City received an allocation of \$301,500 in state CDBG-CV funds to prevent, prepare for, and respond to the COVID-19 pandemic; and

Whereas, the City of Iowa City has drawn more than 50% of the CDBG-CV allocation from IEDA; and

Whereas, the City of Iowa City has held a public meeting to discuss the attached Status of Funded Activities (SOFA) for state CDBG-CV funds entitled "City of Iowa City CDBG Report Form" in accordance with the State of Iowa's Citizen Participation Plan.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa approves the attached Status of Funded Activities for CDBG-CV funds entitled "City of Iowa City CDBG Report Form" from the Iowa Economic Development Authority.

Passed and approved this 6<sup>th</sup> day of January 2026.

\_\_\_\_\_  
Mayor

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

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

# City of Iowa City CDBG Report Form

**Recipient Name**

Shelter House Community Shelter and Transition Services

**Project Name**

Shelter Services

**Reporting Period**

- Jul-Sep (Q1)
  Oct-Dec (Q2)
  Jan-Mar (Q3)
   
 Apr-Jun (Q4)
  Annual

**Does your agency report by:**

- Households
  Persons

**CDBG/HOME Budget**

301500

**Amount Expended (Year to Date)**

181840

**Brief Description of Project Accomplishments for the Quarter**

Shelter House Emergency Shelter continues to offer year-round emergency shelter to individuals experiencing homelessness in Johnson County.

The report should only include annual unduplicated counts. If a client has been served in the first quarter, do not count that individual/household again for subsequent quarters. If there has been no project activity in this quarter, please remember to provide a brief report regarding project status such as preparing bid information to be bid next month, etc.

Median Income	Number Served
0-30%	155
31-50%	10
51-80%	
Over 80%	
<b>TOTAL</b> (must equal total below)	165

Beneficiaries should be counted under race and ethnicity if applicable. Example: if you served 20 persons identified as white, place 20 for the number served next to the white race category (left column). On this same line, if 5 of those 20 identify themselves with Hispanic ethnicity, indicate 5 in the right column under Households or Persons with Hispanic/Latino Ethnicity.

Race	Number Served	Persons/Households with Hispanic or Latino Ethnicity
White	62	6
Black/African American	78	4
Asian	2	0
American Indian/Alaskan Native	1	1
Native Hawaiian/Other Pacific Islander	1	0
Other/Multi-Racial	10	7
American Indian/Alaskan Native & White	4	0
Black/African American & White	3	0
Asian & White	0	0

American Indian/Alaskan Native & Black/African American	4	1
<b>TOTAL</b> (must equal total above)	165	19

**File Upload**

This optional field provides space to upload photos or other relevant updates related to your project.

**Please Sign Below \***

A handwritten signature in cursive script, reading "Rachel K. Carr", is displayed on a light gray rectangular background.



# CITY OF IOWA CITY COUNCIL ACTION REPORT

January 6, 2026

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Resolution establishing the City of Iowa City's 2026 state legislative priorities.

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Prepared By: Kirk Lehmann, Assistant City Manager  
Reviewed By: Chris O'Brien, Deputy City Manager  
Eric Goers, City Attorney

Attachments: [Resolution](#)

## **Executive Summary:**

Prior to the start of each State of Iowa legislative session, the City Council typically adopts state legislative priorities by formal resolution and communicates the City's positions on those issues to our elected delegation. The City's 2026 state legislative priorities are based on issues impacting the community and City Council priorities, including those reflected in Council's 2023-2028 Strategic Plan as well as at Council's meeting on December 9, 2025.

## **Background / Analysis:**

Prior to the start of each State of Iowa legislative session, the City Council typically adopts legislative priorities and communicates the City's positions on those issues to our elected delegation. The 2026 State of Iowa Legislative Session will commence on January 12, 2026. This session marks the second year of the 91st Iowa General Assembly.

The City has contracted with Carney & Appleby to provide consultant and lobbying services. This contract was renewed in 2022 and will continue to be executed for the 2026 legislative session.

The 2026 state legislative priorities were developed in alignment with Iowa City's adopted Strategic Plan for Fiscal Years 2023 through 2028 and City Council input on priority issues, including those noted at Council's meeting on December 9, 2025. Because this is the second year of the assembly, the resolution largely reflects last year's adopted priorities which remain relevant with minor updates. However, the following items have been modified since consideration of a similar resolution that was voted down on December 9:

- Added language supporting Permanent Supportive Housing and wrap-around services for residents experiencing homeless and affirming a State responsibility to fill potential federal funding gaps for housing services.
- Deleted item related to State regulation of Kratom.
- Added language requesting ability to reestablish a local community police board with police oversight.
- Added item relating to protection of civil rights for Iowans, including reestablishing gender identity as a protected class, ensuring constitutional protection for all residents

regardless of immigration status, and opposing expenditure of State resources on the enforcement of federal immigration law.

- Added language that growing communities should not be punished for growth when collecting property taxes.

As in prior years, the City's state legislative priorities also express support for the aligned legislative efforts of the University of Iowa Student Government, the Iowa League of Cities, and the Iowa Metropolitan Coalition. The language regarding support for USG priorities has also been updated to mention their previously identified agenda.

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

## Resolution establishing the City of Iowa City's 2026 state legislative priorities

Whereas, the Iowa City City Council seeks to encourage legislation that enhances the quality of life for residents in Iowa City as well as the State of Iowa; and

Whereas, the City of Iowa City and other cities play a critical role in the future of the State of Iowa; and

Whereas, January 12, 2026 marks the second year of the 91<sup>st</sup> Iowa General Assembly; and

Whereas, it is in the interest of the residents of Iowa City that the City Council establish legislative priorities and convey said priorities to our State delegation and other relevant stakeholders.

Now, therefore, be it resolved that the City Council of the City of Iowa City, Iowa hereby outlines its legislative proposals to the Iowa City area legislative delegation for the 2026 Iowa State legislative session as follows:

### **Strategic Plan Value: Climate Action**

#### **Support climate action initiatives.**

Support initiatives and legislation that further the goals contained in Iowa City's Climate Action and Adaptation Plan and Accelerating Iowa City Climate Actions report. Iowa City encourages the State to adopt the 2021 International Energy Conservation Code and provide cities the ability to make local amendments. The City also encourages the State to initiate a statewide climate action plan and invest directly in environmental and ecological efforts that will support all Iowans.

#### **Support legislative changes to allow investor-owned utilities (such as MidAmerican Energy) to implement community solar projects.**

Also known as "Virtual Net Metering", this allows residents to buy into community solar projects for utility bill credits. This could be an excellent solution for interested rate users who don't have space, ownership, or sunshine for their own solar installation.

#### **Continue funding the Resource Enhancement and Protection (REAP) program.**

The REAP grant program has been critical for the ecological restoration and protection of Iowa City's natural resources, park areas, and open spaces. In the 2021 Session, REAP was re-authorized to receive \$20 million in funding until Fiscal Year 2026. However, the state legislature has appropriated only \$12 million the past several years. The City encourages the State to continue supporting REAP annually and to increase the annual appropriation to ensure continued conservation of Iowa's natural resources.

### **Strategic Plan Value: Racial Equity, Social Justice, and Human Rights**

#### **Expand State support for efforts to address the housing affordability crisis.**

There is a housing affordability crisis across Iowa because the supply of housing of all types and price-points is not adequate to satisfy the growing demand. This crisis is especially acute for low- and moderate-income residents. Specifically, the City requests that the State expand programs that can help defray the cost of increasing the supply of housing, such as the Workforce Housing Tax Credit and Historic Tax Credit programs. In addition, the State should

bolster funding for local Housing Trust Funds and develop new affordable housing programs that assist with construction, rehabilitation, and rental assistance to ensure access to safe and affordable housing for all. At the same time, Iowa City encourages the State to maintain support for federally funded housing and shelter programs, and to continue empowering and providing resources to local governments to directly address the housing crisis. This includes sustained investment in Permanent Supportive Housing and comprehensive wrap-around services for residents experiencing homelessness. If federal funding for critical housing programs is reduced, the State has a responsibility to fill the gap to protect vulnerable Iowans and maintain housing stability across communities.

**Support legislation protecting the rights of manufactured housing residents.**

Sales of manufactured housing communities across the state and the resulting impact on those communities has led to discussions at both the state and local levels regarding how best to protect the rights of families living in these communities. The City of Iowa City supports rights for the residents of manufactured housing such as rent protections including a statewide cap on frequency and percentage of increases and lengthened notice periods for proposed increases; uniform good cause eviction statewide standards; fair fee regulations including standardized time frames for assessing late fees; and fair lease provisions and effective enforcement mechanisms to combat illegal provisions.

Additionally, when manufactured housing communities are up for sale, residents should be offered the first right of purchase and be protected from premature eviction during the pursuit of local ownership. If displacement is forced as a last resort, the owners profiting from the sale of the park must be required to provide fair relocation assistance. The City also encourages the State to consider a tax credit program that incentivizes the transfer/ sale of land to residents of the community, allowing them to build equity, and protects against “bad-actor” ownership.

**Support reform measures to reduce racial disparity in the criminal justice system.**

In the State of Iowa, persons of color are a small percentage of the population but are significantly overrepresented in the criminal justice system. Discriminatory criminal justice policies and disparate enforcement outcomes should be addressed through statewide standardized and streamlined data collection for traffic stops, uniform minimum cultural competency and related training requirements for law enforcement, and decriminalization of small amounts of marijuana to aid in public safety service delivery and achieve greater outcomes through trust-building. Additionally, the City requests the State to reinstate the ability of local community police review boards to provide civilian oversight.

Law enforcement agencies also need expanded legal avenues for addressing hate related acts. Currently, the State Hate Crimes provision, Iowa Code Chapter 729A, enhances the penalty for certain crimes when they are committed because of a person’s race, color, religion, ancestry, national origin, political affiliation, sex, sexual orientation, age or disability, but harassment and trespass with the intent to harass are not included as enhanceable offenses. Iowa City encourages the State to amend the existing Iowa Hate Crimes law to include harassment as an enhanceable offense.

**Provide adequate funding for localities to implement a mental health care continuum of services responsive to local need.**

Iowa City encourages the State to enhance and expand support for mental health care. Specifically, the State is encouraged to provide additional funding to local governments and

nonprofits to ensure access to affordable mental health services for all residents and to enhance the capacity for mental health care in Iowa. This includes but is not limited to investing in Assistive Outpatient Treatment and increasing mental health provider reimbursement rates.

**Protect the freedom of movement for people using local public transit.**

Thousands of Iowans depend on public transportation for work, education, healthcare, and many more daily needs. Currently, state law prohibits cities from enacting common sense safety protections for riders and drivers, such as weapon prohibitions. The City requests that the State allow public transportation providers the ability to restrict the open carrying of weapons while utilizing services. Current law would require scanning people and providing an armed guard on a bus to allow a weapon ban on public property. The high cost of such provisions makes it impractical to provide common sense safety protections for users of public transportation.

**Expand access, affordability, and quality of early childhood education and care.**

Ensuring there are adequate, affordable, and quality childcare and early childhood education options is an essential component to growing Iowa's economy and supporting Iowa's workforce. The City encourages the State to expand access, affordability, and quality of early childhood education and care. Specifically, the City supports increased funding for the Child Care Assistance (CCA) program and reimbursement rates for CCA providers to ensure parents who wish to enter the workforce can find and afford quality childcare. In addition, the State should provide additional financial support to childcare providers to expand the number of available childcare slots and enhance wages to improve the attraction and retention of these vital workers.

**Protecting the civil rights of all Iowans.**

Iowa City urges the State to reaffirm its commitment to civil rights by reestablishing gender identity as a protected class under state law and ensuring constitutional protections for all residents regardless of immigration status. The City further opposes the expenditure of State resources on the enforcement of Federal immigration law as an inefficient use of Iowa taxpayer dollars; rather support should be provided for local authorities to focus law-enforcement resources on community-defined public-safety priorities. These actions would help maintain resident trust, uphold constitutional protections, and foster safer communities for all Iowans.

**Strategic Plan Value: Partnerships and Engagement**

**Support the University of Iowa Student Government (USG) legislative agenda.**

Iowa City stands with USG in encouraging the State to pursue its legislative agenda as University of Iowa students represent a significant portion of our community. Recent USG priorities included increased funding for mental health resources at the University of Iowa in response to heightened demand for mental health services; prioritizing the clean-up and conservation of the Iowa River due to its significance to the communities it serves; and legalizing fentanyl test strips to ensure students on campus and residents of Iowa are safe from this dangerous substance. Iowa City lends its support to these priorities and encourages state action.

**Support the continued excellence of the State's primary, secondary, and higher education institutions and advocate for additional education funding.**

Iowa's primary and secondary schools are fundamental drivers of the State's economic growth, standard of living, and future prosperity. It is essential for the success of the State and our local communities that support for our public schools is a top priority in the State's budget.

The University of Iowa plays also a critical role in the supporting statewide economic, social, and cultural growth. The State of Iowa must provide the resources necessary to ensure the university's continued ability to facilitate growth opportunities in varied sectors of the business community. The City encourages the State to carefully consider and support the legislative and financial priorities of the University of Iowa.

**Allow smaller metropolitan areas to coordinate transit at a regional level.**

Iowa currently allows counties with a population of at least 175,000 to form a regional transit district to coordinate public transportation and facilitate travel throughout the region. However, this population threshold is arbitrary, and only two counties in Iowa can utilize this provision as of 2024. Iowa City encourages the State to reduce the population threshold to allow any metropolitan city to pursue a regional transit district where agreed upon by local governments within the region. This will only serve to enhance local transportation options.

**Protect Home Rule authority for local governments.**

Local governments are uniquely positioned to respond to the needs and priorities of residents and taxpayers. Cities innovate in response to local conditions and implement new ideas that can benefit the State as a whole, and more closely reflect the priorities of the public we serve. This includes local flexibility in local building codes, revenue options, and land use decisions.

**Reinstate voter-approved public levies and carefully evaluate and address the impacts of any property tax legislation prior to additional changes.**

97 communities in Iowa, including Iowa City, had approved a special library levy as part of their public library funding structure, which provided direct allocation of tax revenues to library budgets. These levies were supported by public votes. The loss of the library levies resulting from the 2023 property tax reform legislation (HF718) means that resources formerly allocated directly to libraries are no longer available to support voter-backed services. Iowa City advocates for reinstating voter-backed levies that were eliminated through HF718.

In addition, HF718 phases out several other levies through FY2029 when the Adjusted City General Fund Levy will be capped at \$8.10. However, additional property tax reforms are being discussed for the upcoming legislative session. If further property tax reform is considered, then the provision of core public services such as police and fire protection must be meaningfully evaluated and appropriately supported to ensure Iowans can continue to receive the same high quality of service they expect of their local governments. At the same time, growing communities should not be punished for their growth as they need additional funding to provide for the expansion of public services for new residents and businesses. Collaborating with local stakeholders, including cities and other taxing entities, can help ensure property tax reform is pursued thoughtfully and considers impacts to services. One way to mitigate service impacts could be to explore new supplemental revenue streams other than property taxes.

**Support legislative efforts of the Iowa League of Cities and the Metro Coalition.**

In previous years, the adopted priorities of Council included support for the legislative efforts of the Iowa League of Cities and Metropolitan Coalition, an organization comprised of the State's largest cities. Council's 2026 legislative priorities reaffirm support for these efforts.

Resolution No. \_\_\_\_\_  
Page 5

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:

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



# CITY OF IOWA CITY COUNCIL ACTION REPORT

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January 6, 2026

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Climate Action Commission - One vacancy to fill an unexpired term, upon appointment - 12/31/2027 (Robert Traer resigned).

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Attachments: [Vacancy Notice](#)  
[Board Demographics](#)  
[Attendance Sheet](#)  
[Application Coversheet](#)  
[Bedford, Alyssa - Application](#)  
[Buchanan, Alexandra - Application](#)  
[Haneline, Savannah - Application](#)  
[Serafin, Raymundo - Application](#)

## NOTICE

THE CITY COUNCIL OF IOWA CITY IS CONSIDERING APPOINTMENT TO THE FOLLOWING COMMISSION:

### CLIMATE ACTION COMMISSION

One Vacancy: Unexpired, upon appointment – December 31, 2027

- Duties of the Climate Action Commission include advising the City Council on climate issues;
- Researching, analyzing and promoting climate actions, with particular attention to equity;
- Educating and engaging with the public on climate action and the City's climate and sustainability goals;
- Assisting City staff, City Council, and members of the community with implementing approved initiatives that support the City's climate and sustainability goals, including the Climate Action and Adaption Plan and any related or updated plan here after.
- The Climate Action Commission meets the first Monday of each month at 3:30 p.m. in the MPO (Metropolitan Planning Organization) Conference Room at City Hall, 410 E Washington St, subject to change.

Iowa City-appointed members of boards and commissions must be at least 18 years of age and Iowa City residency is preferred, but members are not required to be Iowa City residents as long as they are residents of Johnson County and meet the requirements of knowledge and expertise for guiding climate objectives. The City of Iowa City encourages diversity in the appointment of citizens to boards and commissions.

Applications must be received **by 5:00 p.m., Tuesday, December 30, 2025**. An application can be completed and submitted on the City of Iowa City website at [www.icgov.org](http://www.icgov.org) or by contacting the City Clerk's office.

Questions about the Climate Action Commission should be directed to Sarah Gardner, Coordinator at (319) 887-6162.

## CLIMATE ACTION COMMISSION DEMOGRAPHICS

Name	Category	Term	Term End Date	Length of Residency	Occupation	Gender*	Age*	Country of Origin*	Sexual Orientation*	Religion*	Disability*	Ethnicity*	Race*	Gender Identity*
Benjamin P Grimm	n/a	2	12/31/2026	10+ yrs	Grounds Manager	Male	44	United States						Male
Brinda Shetty	U of I Representative	n/a	n/a											
Emma Bork	n/a	1	12/31/2027	2 yrs	Student at the University of Iowa	Female	19							
Michael Anderson	n/a	1	12/31/2026	7 yrs	Writer	Male	36	United States						
Nadja Krylov	n/a	1	12/31/2027	9 yrs	Writer	Female	76	Displaced Person born in West Germany of Ukrainian forced labor mother and prisoner of war father	Straight	Buddhist	No		White	Cisgender
VACANT	n/a	Partial	12/31/2027											
John Clayton	n/a	1	12/31/2028											
Cole Kruse	n/a	1	12/31/2028											
Katherine	n/a	1	12/31/2028											
Wim Murray	Mid American Representative	n/a	n/a											
Zach Haralson	n/a	1	12/31/2026	8.5 yrs	Applied physicist at Collins Aerospace	Male	33	United States	Gay	Agnostic	No		White	Male

**Note:** The information provided was taken from the application at the time of submission.

\* Information is voluntary

CLIMATE ACTION COMMISSION  
 ATTENDANCE RECORD  
 2024-25

NAME	TERM EXP.	12/2/24	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
Michael Anderson	12/31/2025	X	X	X	O/E	X	X	X	O/E	X	X	X	X
Emma Bork	12/31/2026		O/E	X	X	X	X	O/E	X	X	X	X	X
Michal Eynon-Lynch	12/31/2024	X	*	*	*	*	*	*	*	*	*	*	*
John Fraser	12/31/2024	O/E	*	*	*	*	*	*	*	*	*	*	*
Jamie Gade	12/31/2025	X	X	X	X	O/E	X	X	X	O/E	X	X	X
Ben Grimm	10/31/2026	X	X	O/E	X	O/E	O/E	X	X	X	X	O/E	O/E
Zach Haralson	12/31/2025	X	X	X	X	X	X	X	X	O/E	X	X	X
Nadja Krylov	12/31/2026		X	O/E	X	X	X	X	X	X	O/E	X	O/E
Wim Murray	MidAmerican Rep	O/E	X	O/E	X	X	O/E	X	X	X	X	X	X
Michelle Sillman	12/31/2025	X	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	X	O/E	X	X	O/E	O/E	X	X	X	X
Gabe Sturdevant	12/31/2024	X	*	*	*	*	*	*	*	*	*	*	*
Robert Traer	12/31/2026		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

# Board/Commission Application Coversheet

**Board/Commission:** *Climate Action Commission*

*One vacancy to fill an unexpired term, upon appointment – 12/31/2027*

It is hereby established, as a formal policy of the City Council of Iowa City, that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

**Council Announcement Date:** 11/18/2025

**Application Deadline:** 12/30/2025

**Council Appointment Date:** 01/06/2026

<b>Name and Address</b>
<b>Bedford, Alyssa 1204 Edingale Dr Iowa City IA 52246</b>
<b>Buchanan, Alexandra 1615 E College St Iowa City IA 52245</b>
<b>Haneline, Savannah 590 Foster Rd Apt B3 Iowa City IA 52245</b>
<b>Serafin, Raymundo 25 Lincoln Ave Apt 11 Iowa City IA 52246</b>

**This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.**

---

## Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**
- Date of Application (Date will be captured on form submission)

## Are you 18 years of age or older?

---

Yes  No

Alyssa

First Name

Bedford

Last Name

Middle  
Initial

## First Name (Phonetic spelling)

---

## Last Name (Phonetic spelling)

---

1204 Edingale Drive

Home Address

Suite or Apt

Iowa City

City

IA

State

52246

Postal Code

## Is your home address (listed above) within the corporate limits of Iowa City?

---

Yes  No

## How long have you been a resident of Iowa City?

---

5 years

Mobile: (319) 929-5844

Primary Phone

Alternate Phone

alysabeisker@gmail.com

Email Address

Clinic Administrator

Occupation

---

## Boards & Commissions

## Which Boards would you like to apply for?

---

Climate Action Commission Board Member Information: Eligible

## Preference on first choice (If multiple boards are being applied for.)

---

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

### Do you have expertise in property management?

---

Yes  No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

### Do you have expertise in nonprofit management?

---

Yes  No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

### Do you receive rental assistance?

---

Yes  No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

### Do you have expertise in construction?

---

Yes  No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

### Do you have expertise in finance?

---

Yes  No

---

## Interests & Experiences

### Experience and/or activities which you feel qualify you for this position:

---

I have five years of experience in the nonprofit healthcare sector, have served on two nonprofit boards out of Johnson County for animal welfare, and am seeking a board that will allow me to make an impact on my community whether it be in conservation, advocacy, or health and wellbeing.

### What is your present knowledge of each advisory board you are interested in?

---

I have limited knowledge but am an exceptionally fast learner, and an eager advocate to improve the lives of those in our community.

---

## Potential Conflicts of Interest

**Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.**

---

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

---

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. [Section 362.5 of the Code of Iowa](#) generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

**List your answers here:**

---

UnityPoint Health, North Liberty (employment) Johnson County Humane Society (previous board member/president)

---

Res. #22-78 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

**Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.**

**Do you currently serve on another Iowa City board or commission?**

---

Yes  No

---

**(Optional) Demographic Information**

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

**Gender**

---

Female

**Age**

---

30

**Country of Origin**

---

United States

**Sexual Orientation**

---

Straight

**Religion**

---

**Do you have a disability**

---

No

**Ethnicity**

---

Non-hispanic

**Race**

---

White

**Gender Identity**

---

Female

**\*NOTE:**

The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

---

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual [Council Members](#) to express your interest in serving.

**Please Agree with the Following Statement**

---

**I certify that the information I have given on this application is complete and correct.**

---

I Agree

**This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.**

---

## Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**
- Date of Application (Date will be captured on form submission)

## Are you 18 years of age or older?

---

Yes  No

Alexandra

First Name

Buchanan

Last Name

Middle  
Initial

## First Name (Phonetic spelling)

---

## Last Name (Phonetic spelling)

---

1615 E College St

Home Address

Suite or Apt

Iowa City

City

IA

State

52245

Postal Code

## Is your home address (listed above) within the corporate limits of Iowa City?

---

Yes  No

## How long have you been a resident of Iowa City?

---

4 years

Home: (515) 320-3286

Primary Phone

Alternate Phone

ahbuch@gmail.com

Email Address

Development of K-12  
Rating System Content at  
USGBC

Occupation

---

## Boards & Commissions

## Which Boards would you like to apply for?

---

Climate Action Commission Board Member Information: Eligible

## Preference on first choice (If multiple boards are being applied for.)

---

---

## Interests & Experiences

### Experience and/or activities which you feel qualify you for this position:

---

As Director of Technical Development for K-12 Rating System Content at the U.S. Green Building Council (USGBC), I lead updates to national sustainability standards that help schools lower emissions, enhance resilience, and advance equity. My work bridges technical analysis with policy implementation, ensuring climate action strategies translate into real-world results. Previously, as Technical Director for the Collaborative for High Performance Schools (CHPS), I oversaw certification for more than 100 school projects nationwide and guided teams in applying performance-based sustainability practices. With a background in architecture, engineering, and commissioning, I bring over a decade of experience connecting building performance, community health, and climate goals. I'm eager to contribute my technical and collaborative perspective to help Iowa City strengthen its Climate Action and Adaptation Plan and continue its leadership in sustainable development.

### What is your present knowledge of each advisory board you are interested in?

---

Through completion of the Iowa City Climate Ambassador program and by following the published meeting agendas, I understand that the Climate Action Commission guides Iowa City's efforts to implement and strengthen the Climate Action and Adaptation Plan. I'm familiar with the board's role in advising on policies and programs that engage residents, reduce emissions, build resilience, and advance equity.

---

## Potential Conflicts of Interest

**Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.**

---

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

---

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**List your answers here:**

---

United States Green Building Council (USGBC)

---

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**Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.**

**Do you currently serve on another Iowa City board or commission?**

---

Yes  No

---

**(Optional) Demographic Information**

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

**Gender**

---

Female

**Age**

---

39

**Country of Origin**

---

United States

**Sexual Orientation**

---

**Religion**

---

N/A

**Do you have a disability**

---

No

**Ethnicity**

---

**Race**

---

White

**Gender Identity**

---

**\*NOTE:**

The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

---

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual [Council Members](#) to express your interest in serving.

**Please Agree with the Following Statement**

---

**I certify that the information I have given on this application is complete and correct.**

---

I Agree

**This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.**

---

## Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**
- Date of Application (Date will be captured on form submission)

## Are you 18 years of age or older?

Yes  No

Savannah

First Name

Haneline

Last Name

Middle  
Initial

## First Name (Phonetic spelling)

3196217019

## Last Name (Phonetic spelling)

HAYN-line

590 Foster Rd Apt B3

Home Address

Suite or Apt

Iowa City

City

IA

State

52245

Postal Code

## Is your home address (listed above) within the corporate limits of Iowa City?

Yes  No

## How long have you been a resident of Iowa City?

24 years

Mobile: (319) 621-7019

Primary Phone

Alternate Phone

sav.haneline@gmail.com

Email Address

Social Worker

Occupation

---

## Boards & Commissions

Savannah Haneline

## **Which Boards would you like to apply for?**

---

Climate Action Commission Board Member Information: Eligible

## **Preference on first choice (If multiple boards are being applied for.)**

---

Human Rights Commission Board Member

---

## **Interests & Experiences**

### **Experience and/or activities which you feel qualify you for this position:**

---

I believe my background in social work, community service, and advocacy makes me well-qualified to serve as a board member on the Human Rights Commission. Through my BSW education at the University of Iowa and my practicum with CommUnity Crisis Services & Food Bank, I gained direct experience addressing systemic barriers, supporting individuals in crisis, and learning from city leaders on how to conduct homelessness prevention initiatives. I have also worked with children and families in educational settings, where I built skills in communication, inclusivity, and conflict resolution. My lived experience with learning disabilities has deepened my passion for equity and accessibility, and I have consistently advocated for marginalized communities in both professional and volunteer roles. These experiences, combined with my dedication to trauma-informed and empowerment-based approaches, align strongly with the Commission's mission to promote human rights, dignity, and justice within the Iowa City community. I am also eager to contribute to the Climate Action Board by bringing both my professional and personal commitment to equity, sustainability, and community well-being. Through my social work background and community engagement, I have seen how environmental challenges disproportionately affect vulnerable populations, reinforcing my passion for solutions that are inclusive and just. I am committed to collaborating with others to promote sustainable practices, amplify community voices, and ensure that climate action efforts benefit all members of the Iowa City community.

### **What is your present knowledge of each advisory board you are interested in?**

---

I understand that its duties include educating the public on illegal discrimination and civil rights, recommending anti-discrimination legislation to the City Council, collaborating with organizations that align with the Human Rights Ordinance, and planning programs to foster mutual respect across identities such as religion, culture, and disability. Besides this, my knowledge is limited. However, I am eager to learn more about the Commission's work and contribute meaningfully to its mission. My present knowledge of the Climate Action Commission is limited, but from the city's website I understand that its role is to serve as an advisory body to the City Council by researching, analyzing, promoting, and, with approval, implementing initiatives that support the city's climate and sustainability goals. I am interested in learning more about the Commission's work and how I can contribute to advancing these goals.

---

## **Potential Conflicts of Interest**

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---

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**List your answers here:**

---

None

---

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**Do you currently serve on another Iowa City board or commission?**

---

Yes  No

---

**(Optional) Demographic Information**

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**Gender**

---

Female

**Age**

---

26

**Country of Origin**

---

United States

**Sexual Orientation**

---

**Religion**

---

Agnostic

**Do you have a disability**

---

ADHD and Dyslexia

**Ethnicity**

---

Acadian and Irish

**Race**

---

White

**Gender Identity**

---

Cisgender

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**Please Agree with the Following Statement**

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---

I Agree

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---

## Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**
- Date of Application (Date will be captured on form submission)

## Are you 18 years of age or older?

Yes  No

Raymundo

First Name

Middle  
Initial

Serafin

Last Name

## First Name (Phonetic spelling)

## Last Name (Phonetic spelling)

25 Lincoln Ave Apt 11

Home Address

Suite or Apt

Iowa City

City

IA

State

52246

Postal Code

## Is your home address (listed above) within the corporate limits of Iowa City?

Yes  No

## How long have you been a resident of Iowa City?

6 years

Mobile: (510) 932-8457

Primary Phone

Alternate Phone

serafin.ray@gmail.com

Email Address

Quality Assurance  
Operations Specialist

Occupation

---

## Boards & Commissions

## Which Boards would you like to apply for?

---

Climate Action Commission Board Member Information: Eligible

## Preference on first choice (If multiple boards are being applied for.)

---

Question applies to Historic Preservation Commission Board Member Information

### Historic Preservation Commission Category \*

---

At-Large

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

### Do you have expertise in property management?

---

Yes  No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

### Do you have expertise in nonprofit management?

---

Yes  No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

### Do you receive rental assistance?

---

Yes  No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

### Do you have expertise in construction?

---

Yes  No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

### Do you have expertise in finance?

---

Yes  No

Question applies to Public Art Advisory Committee Board Member Information

### Public Art Advisory Committee Category \*

---

At-Large

Question applies to Senior Center Commission Board Member Information

### Senior Center Commission \*

---

At-Large

---

## Interests & Experiences

### Experience and/or activities which you feel qualify you for this position:

---

I have been living in Johnson County for six years and have a passion for this county and for finding elegant solutions to complex problems

**What is your present knowledge of each advisory board you are interested in?**

I am seeking to learn more about how the city operates, I have the time and willingness to learn and put forward thoughtful work.

---

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---

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**List your answers here:**

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**Do you currently serve on another Iowa City board or commission?**

---

Yes  No

---

**(Optional) Demographic Information**

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**Gender**

---

Male

**Age**

---

38

**Country of Origin**

---

United States of America

**Sexual Orientation**

---

**Religion**

---

**Do you have a disability**

---

**Ethnicity**

---

**Race**

---

**Gender Identity**

---

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**Please Agree with the Following Statement**

---

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---

I Agree