Subject to change as finalized by the City Clerk. For a final official copy, contact the City Clerk's Office 356-5041

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

Iowa City
City Council - Formal Agenda
Regular Formal Meeting
September 16, 2025 - 6:00 PM
Emma J. Harvat Hall
410 E. Washington St.

CITY OF IOWA CITY

www.icgov.org

City of Iowa City Land Acknowledgment can be found at: icgov.org/landacknowledgement

Meeting Rules can be found at: 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
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 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 Constitution Week

   2.b Welcoming Week

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

   3.a Work Session Minutes: September 2

   3.b Formal Summary of Minutes: September 2

4. Consent Calendar - Receive and File Minutes

   4.a Airport Commission: July 10

   4.b Board of Adjustment: July 9

   4.c Climate Action Commission: August 4

   4.d Community Police Review Board: August 12 [See Recommendations]

   4.e Library Board of Trustees: July 24

   4.f Senior Center Commission: July 17

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

   5.a Liquor License - Renewal

      1. Class C Retail Alcohol License for Restaurante Mexicano El Senor Cactus Inc.(LC0042996), dba El Senor Cactus, 1534 S. Gilbert St.
      2. Outdoor Service Area for Restaurante Mexicano El Senor Cactus Inc, dba El Senor Cactus, 1534 S. Gilbert St.
      3. Class C Retail Alcohol License for Plated Table LLC (LC0050419), dba Plated Table, 625 S. Dubuque St.
      4. Outdoor Service Area for License for Plated Table LLC, dba Plated Table, 625 S. Dubuque St.
      5. Class C Retail Alcohol License for Josh & Bryan, Inc. (LC0050273), dba Dublin Underground, 5 S. Dubuque St.
      6. Class C Retail Alcohol License for Paper Crane LLC (LC0051841), dba Paper Crane, 121 N. Linn St.
      7. Outdoor Service Area/Sidewalk Cafe for Paper Crane LLC, dba Paper Crane, 121 N. Linn St.

8. Class C Retail Alcohol License for Gabe's Oasis, L.L.C. (LC0038662), dba Gabe's, 330 E. Washington St.
9. Outdoor Service Area for Gabe's Oasis, L.L.C., dba Gabe's, 330 E. Washington St.
10. Class C Retail Alcohol License for Cactus 3, L.L.C. (LC0044771), dba Cactus 3, LLC, 114 S. Clinton St.

5.b Liquor License - New

1. Class C Liquor License (5-day) for Iowa City Downtown Self Supported Municipal Improve (Oktoberfest) (App-228364), dba Iowa City Downtown District, 200-300 Block Market St., and 100-200 N. Linn St.
2. Class C Liquor License for Storm Hospitality LLC (App-226895), dba 401 Oak, 401 S. Linn St.

5.c Liquor License - Ownership Change

1. Class C Retail Alcohol License for 138 S. Clinton St. (LC0052112), dba The Fieldhouse Bar & Grill, (former dba Karma Nightclub), 138 S. Clinton St.
2. Class C Retail Alcohol License for 118 S. Clinton St. (LC0052299), dba 118 Grill & Bar, 118 S. Clinton St.

5.d Tobacco and Device Retailer Permits - New

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. [Pink Clouds Smoke Shop, 221/223 S. Gilbert St.]

6. Consent Calendar - Resolutions and Motions

6.a Alcohol Permit for Oktoberfest

Resolution approving an agreement with the Downtown District to allow the sale, consumption, and possession of beer during Oktoberfest on City streets.

Comment: The City Code allows non-profit corporations to permit persons consume and possess alcohol on public right-of-way under limited circumstances. The Downtown District would like to be able to sell beer in on City streets and City parking lot as shown on the map attached to the agreement during Oktoberfest on Sept. 20. This resolution approves the agreement which is substantially similar to the agreement in past years.

6.b Housing Trust Fund Contribution

Resolution approving the Housing Trust Fund of Johnson County's request for use of FY23 and FY24 Low Income Housing Tax Credit Funds.

Comment: The Housing Trust Fund of Johnson County has requested that the FY23 and FY24 funds set-aside for Low Income Housing Tax Credit (LIHTC) projects be released and used for any eligible project identified in the FY23 and FY24 Memorandums of Understanding (MOU) for affordable housing. The MOUs allow for the funds set-aside for LIHTC projects to be used for any eligible housing project upon request should the City not approve their use in a LIHTC project after two annual funding rounds.

6.c High Quality Jobs Program application

Resolution of the City Council of the City of Iowa City, IA approving the application of Procter & Gamble to the Iowa Economic Development Authority High Quality Jobs Program.

Comment: Procter & Gamble is requesting approval of their Iowa Economic Development Authority High Quality Jobs Program application, which requires a local match.

6.d Court Hill Trail â€“ Beech to Scott Replacement Project.

Resolution accepting the work for the Court Hill Trail – Beech to Scott Replacement Project.

Comment: Work on the project was recently completed by All American Concrete of West Liberty, Iowa, in substantial accordance with the plans and specifications. The Engineer's Report and Maintenance, Performance and Payment Bond are on file with the City Clerk.

Project Estimated Cost: $265,283.50
Project Bid Received: $211,747.47
Project Actual Cost: $251,649.02

6.e ADA Curb Ramps 2025 Project

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the ADA Curb Ramps 2025 Project.

Comment: This agenda item awards the ADA Curb Ramps 2025 Project. Three (3) bids were submitted prior to the September 9, 2025 deadline:

Bidder Name	City	Bid Amount
Feldman Concrete	Dyersville, Iowa	$121,366.90
J&L Construction LLC	Washington, Iowa	$197,469.50
All American Concrete	West Liberty, Iowa	$205,138.50
Engineer's Estimate		$165,000.00

Feldman Concrete of Dyersville, Iowa submitted the lowest responsive, responsible bid of $121,366.90. Staff recommends awarding the contract for the ADA Curb Ramps 2025 Project to Feldman Concrete.

6.f 2025 Summer Sidewalk Repair Project

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the 2025 Summer Sidewalk Repair Project.

Comment: This item awards the contract for construction of the 2025 Summer Sidewalk Repair Project. Three (3) bids were received prior to the September 10, 2025 deadline:

Bidder Name	City	Bid
American Outdoor Services	Homestead, IA	$213,634.44

Feldman Concrete	Dyersville, IA	$213,939.00
All American Concrete	West Liberty, IA	$236,542.40
Engineer's Estimate		$230,000.00

American Outdoor Services of Homestead, IA submitted the lowest responsive, responsible bid and staff recommends awarding the Contract for the 2025 Summer Sidewalk Repair Project to American Outdoor Services.

6.g Tobacco Civil Penalty - Essentials Vape and Smoke Shop
Resolution accepting payment of $1,500.00 civil penalty and waiver of right to hearing from Essentials Vape and Tobacco Shop.

Comment: This Resolution accepts a waiver of right to hearing and payment of a $1,500.00 civil penalty by Essentials Vape and Smoke Shop. The civil penalty is required by Iowa Code Section 453A.22(2) due to a second instance of an employee selling or providing tobacco to a minor within a two-year period.

7. Consent Calendar - Setting Public Hearings

7.a Zoning Code Amendment - Floodplain Management Standards
Motion setting a public hearing for October 7, 2025, on an ordinance amending Title 14, Zoning, related to the City's Floodplain Management Standards to ensure the community's continued participation and eligibility in the National Flood Insurance Program (NFIP) (REZ25-0013).

Comment: On September 3, 2025, the Planning and Zoning Commission recommended approval of REZ25-0007 by a vote of 4-0 (Miller, Elliott, Beining absent). Approval will amend Title 14, Zoning, related to the City's Floodplain Management Standards to ensure the community's continued participation and eligibility in the National Flood Insurance Program (NFIP). The proposed changes are attached to the staff memo as Attachment 1.

7.b Urban renewal plan amendment
Resolution of Necessity to consider Amendment #18 to the City-University Project 1 Urban Renewal Plan and Set Notice of Consultation Meeting and Public Hearing.

Comment: Any urban renewal activities undertaken in an urban renewal area must be included in the respective urban renewal plan. Amendment #18 to the City-University Project 1 Urban Renewal Area adds additional projects and uses. Pursuant to the process required by State law, this Resolution adopts a Resolution of Necessity, sets the tax entity consultation meeting date, and sets the public hearing date.

End of Consent Calendar

8. 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 or through the City Clerk's Office.

9. Planning & Zoning Matters

9.a Rezoning - Maiden Ln. / E. Benton St.

Ordinance rezoning approximately 1.04 acres of land at 804, 810, and 824 Maiden Lane; 410, 416, and 418 E. Benton Street, and 815 Gilbert Court from Intensive Commercial (CI-1) zone and Medium Density Single-Family Residential (RS-8) zone to Community Commercial (CC-2) zone. (REZ25-0011) (Second Consideration)

Comment: At its August 6 meeting, the Planning and Zoning Commission recommended approval of this rezoning by a vote of 5-1 (Davies dissent, Miller recused). Adoption of this rezoning will allow the Great Plains Action Society to reuse the existing buildings to create community-focused uses with small commercial spaces, community meeting space, GPAS offices, healing and therapy space, and green space and gardens. Applicant is requesting expedited action. Correspondence included in Council packet.

9.b Rezoning - 611 Greenwood Drive

Ordinance conditionally rezoning approximately 9.9 acres of land located at 611 Greenwood Drive from Neighborhood Public (P-1) zone to Medium Density Multi-Family Residential Zone with a Planned Development Overlay (OPD/RM-20) (REZ25-0010). (Second Consideration)

Comment: At its August 27 meeting, the Planning and Zoning Commission recommended approval of the rezoning by a vote of 6-0 (Quellhorst absent) subject to conditions related to pedestrian improvements and lighting, screening, and limiting access to Greenwood Drive. Adoption of this rezoning will allow for the development of a 187-unit affordable housing project. Applicant is requesting expedited action. Correspondence included in Council packet.

10. Regular Formal Agenda

10.a FY26 Budget Amendment Public Hearing

A resolution amending the current budget for the fiscal year ending June 30, 2026.

Comment: This public hearing is being held to receive public comment on amending the FY26 operating budget. Information was available for public inspection on September 5, 2025.

1. Public Hearing
2. Consider a Resolution

10.b Tobacco Civil Penalty - Almost Paradise Mini

Resolution finding an employee sold tobacco to a minor and assessing a $300.00 civil penalty against Almost Paradise Mini.

Comment: Iowa Code Section 453A.22(2) provides that, after a hearing, a civil penalty shall be assessed when an employee of a retailer violates Iowa Code Section 453A.2(1) by selling or providing tobacco to a minor. This hearing is the time designated for the Council to determine if a violation occurred and then to consider whether to assess the civil penalty against Almost Paradise Mini, 125 S. Dubuque St., Iowa City. The civil penalty for a first violation within a two-year period is $300.00.

10.c Partnership with Johnson County on a Joint Law Enforcement Facility

Resolution supporting further pursuit of a partnership with Johnson County to meet long-term public safety needs of the community through a joint law enforcement facility aimed at maximizing cost and operational efficiencies for both the City of Iowa City and County of Johnson County.

Comment: The City's Strategic Plan called for the completion of a City Hall and Public Safety Headquarters space needs study and directed action to create a plan for implementation. As part of the implementation plan, City City Council authorized a joint study with Johnson County to determine potential cost savings associated with a joint facility. Preliminary results of the joint facility study indicates that a joint facility could save taxpayers approximately 10 million dollars in construction costs compared to building two standalone facilities. This resolution expresses continued support to move forward in partnership with Johnson County and directs the City Attorney and City Manager to work collaboratively with Johnson County to develop draft articles of incorporation for a joint law enforcement authority in such a manner that preserves City Council decision-making authority throughout the joint facility planning and execution process.

11. Council Appointments

11.a Civil Service Commission

Civil Service Commission - One vacancy to fill a new member, upon appointment - April 4, 2027 (Due to the passage of Senate File 311).

Civil Service Commission - One vacancy to fill a new member, upon appointment - April 1, 2029 (Due to the passage of Senate File 311).

11.b Housing & Community Development Commission

Housing & Community Development Commission - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (George Kivarkis resigned).

11.c Library Board of Trustees

Library Board of Trustees - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (Dan Stevenson resigned).

12. Announcement of Vacancies - New

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

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

Board of Appeals (Licensed Electrician) - One vacancy to fill a five-year term, January 1, 2026 - December 31, 2030 (Term expires for Gt Karr).

Climate Action Commission - Three vacancies to fill three-year terms, January 1, 2026 - December 31, 2028 (Terms expire for Angie Smith, Jamie Gade, Michelle Sillman).

Human Rights Commission - Three vacancies to fill three-year terms, January 1, 2026 - December 31, 2028 (Terms expire for Talya Miller, Viana Qadoura, Mark Pries).

Parks & Recreation Commission - Three vacancies to fill four-year terms, January 1, 2026 - December 31, 2029 (Terms expire for Missie Forbes, Brian Morelli, Connie Moore).

Public Art Advisory Committee (At-Large) - One vacancy to fill a three-year term, January 1, 2026 - December 31, 2028 (Term expires for Andrea Truitt).

Public Art Advisory Committee (Art or Design Professional) - One vacancy to fill a three-year term, January 1, 2026 - December 31, 2028 (Term expires for Stephanie Brunia).

Senior Center Commission - Two vacancies to fill three-year terms, January 1, 2026 - December 31, 2028 (Terms expire for Jay Gilchrist, Warren Paris).

Applications must be received by 5:00 p.m., Tuesday, October 28, 2025.

13. Announcement of Vacancies - Previous

13.a Announcement of Vacancies - Previous
Housing & Community Development Commission - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (Karol Krotz resigned).

Applications must be received by 5:00 p.m., Tuesday, October 14, 2025.

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

Airport Zoning Commission - One vacancy to fill a six-year term, January 1, 2024 - December 31, 2029 (Term expired for Dennis Keitel).

Board of Appeals (HVAC Professional) - One vacancy to fill an unexpired term, upon appointment - December 31, 2028 (Nicolas Yost resigned).

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

Historic Preservation Commission (Jefferson St) - One vacancy 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 (Woodlawn Ave) - One vacancy 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

Item Number: 2.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Constitution Week

Attachments: Constitution Week proclamation

City of Iowa City

PROCLAMATION

Whereas, September 17, 2025 marks the two hundred and thirty-eighth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

Whereas, it is fitting and proper to officially recognize this magnificent document and the anniversary of its creation; and

Whereas, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th through the 23rd as Constitution Week; and

Whereas, the Constitution has been amended from time to time to define basic rights, to extend those rights to all persons, and to modify other specific aspects in light of contemporary concerns; and

Whereas, it is fitting and proper to officially recognize the patriotic celebrations which will commemorate the occasion.

Now, therefore, I, Bruce Teague, Mayor of the Iowa City, Iowa do hereby proclaim the week of September 17-23, 2025, to be

Constitution Week

in Iowa City and reaffirm the ideals of the Framers of the Constitution had in 1787 by protecting the freedoms guaranteed to us through this guardian of our liberties.

_____

Mayor
Signed in Iowa City, Iowa,
this 16th day of September 2025.

Item Number: 2.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Welcoming Week

Attachments: Welcoming Week proclamation

City of Iowa City
PROCLAMATION

Whereas, this September, Iowa City, Iowa — and the broader Johnson County community — will come together to find common ground with our neighbors, seek similarities within our different cultures and perspectives, and deepen our commitments to building a stronger and more resilient Iowa City and Johnson County; and

Whereas, we are much stronger when we embrace our similarities and differences, and the members of our community will do just that by sharing food, music, art, conversation, and more throughout the week; and

Whereas, while this week provides an opportunity to pause, reflect, and plan for the next phase of welcoming work in Iowa City and Johnson County, our communities prioritize a spirit of welcoming year-round. Welcoming is a core part of who we are and who we have always been, and Iowa City and Johnson County will continue to choose connection, courage, and love over division, fear, and hate.

Now Therefore, I, Bruce Teague, Mayor of Iowa City, hereby proclaim September 12 – September 21, 2025, as

Welcoming Week

call upon the people of Iowa City and Johnson County to join together to build stronger communities across Iowa City and Johnson County.

_____

Mayor
Signed in Iowa City, Iowa,
this 16th day of September 2025.

Item Number: 3.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Work Session Minutes: September 2

Attachments: Work Session Minutes: September 2

CITY OF IOWA CITY
MEMORANDUM

Date: August 26, 2025

To: Mayor and City Council

From: Kellie Grace, City Clerk

Re: Council Work Session, September 2, 2025 – 4:04 p.m. at City Hall in Emma J Harvat Hall

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

Staff: Fruin, O'Brien, Goers, Grace, Caro, Knoche, Havel, Sovers, Jordan, Davies, Nagle-Gamm, Hightshoe, Kubly

USG: Martinez

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

1. Clarification of Agenda Items

- No discussion

2. Information Packet Discussion [August 21, August 28]

- August 21

1. (IP4 – Council Economic Development Committee: August 6) Councilor Alter asked members of the Economic Development Committee to share information from the August 6 meeting and the information presented on the Arts Alliance Feasibility Study. Councilors Moe and Bergus provided information.

- August 28

1. (IP4 – Letter from Councilor Moe: Iowa River Master Plan) Councilor Moe highlighted the letter included in the packet and conversations he has had with various organizations. Moe asked the Council if he could participate in discussions and provide updates. City Manager Fruin provided additional information. Individual Council members expressed their views.

   Action: Councilor Moe received informal approval to continue to work with Think Iowa City on river corridor planning efforts.

2. (IP6 – Memo from City Clerk: Proposed Council Meeting Schedule, January – December 2026) Mayor Teague noted that the schedule was tentative and wanted councilors to look it over for holidays or conflicts that may not have been taken into consideration.

3. (IP1 – City Council Tentative Meeting Schedule) City Clerk Grace noted further discussion was needed regarding the Joint Work Session on the Joint Law Enforcement Center due to scheduling conflicts. City Manager Fruin provided additional dates for the Council to consider.

   Action: Staff will work with Johnson County on necessary preparations for a special work session on the joint law enforcement facility project on September 10th from

5:00-6:30 p.m. (hard stop). Johnson County will host the meeting. An agenda will be shared when it is finalized.

3. **University of Iowa Student Government (USG) Updates.**

Ava Martinez, USG Liaison presented updates.

4. **Informational Presentation from Resource Management Superintendent Jennifer Jordan**

Resource Management Superintendent Jordan presented information on the following:

- Staff & Operations
- Facilities
- Education & Outreach
- Reuse & Donation Programs
- Recycling Programs
- Composting
- Waste Trends
- Financials
- Challenges & Opportunities

Individual Council members asked questions.

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

Council members reported on various assigned boards, commissions, and committees.

Adjourn 4:54 p.m.

Item Number: 3.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Formal Summary of Minutes: September 2

Attachments: Formal Summary of Minutes: September 2

Summary of Minutes
September 2, 2025 - 6:00 PM

Iowa City City Council formal meeting, held at City Hall - Emma J. Harvat Hall, 410 E. Washington St., Mayor Teague presiding. Council members present: Alter, Bergus, Harmsen, Moe, Salih, Teague, Weilein. Staff members present: Fruin, O'Brien, Goers, Dulek, Grace, Caro, Knoche, Havel, Sovers, Nagle-Gamm, Hightshoe, Sitzman, Kubly, Davies. USG: Martinez.

1. **Call to Order**

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

   2.a Work Session Minutes: August 19
   2.b Formal Summary of Minutes: August 19

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

   3.a Council Economic Development Committee: April 23
   3.b Community Police Review Board: July 8 [See Recommendation]
   3.c Historic Preservation Commission: July 10
   3.d Housing & Community Development Commission: July 21
   3.e Human Rights Commission: June 24
   3.f Planning & Zoning Commission: August 6 [See Recommendation]
   3.g Public Art Advisory Committee: June 5

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

   4.a Liquor License - New
   1. **Class C Retail Alcohol License for Mexico Lindo II, Inc. (App-224475), dba Mexico Lindo Grill & Cantina, 1857 Lower Muscatine Rd.**
   2. **Outdoor Service Area for Mexico Lindo II, Inc., dba Mexico Lindo Grill & Cantina, 1857 Lower Muscatine Rd.**

   4.b Liquor License - Renewal
   1. **Class C Retail Alcohol License for Green Bar, LLC (LC0048715), dba The Green House, 505 E. Washington St.**
   2. **Outdoor Service Area for Green Bar, LLC, dba The Green House, 505 E. Washington St.**
   3. **Class C Retail Alcohol License for Mexico Wayne's LLC (LC0039461), dba Short's Burgers-Eastside, 521 Westbury Dr.**
   4. **Outdoor Service Area for Mexico Wayne's LLC, dba Short's Burgers-Eastside, 521 Westbury Dr.**
   5. **Class C Retail Alcohol License for McQuiggan's On 1, L.L.C. (LC0041998), dba Hudson's South Side Tap, 482 Highway 1 W.**

6. **Outdoor Service Area for McQuiggan's On 1, L.L.C., dba Hudson's South Side Tap, 482 Highway 1 W.**
7. **Class C Retail Alcohol License for La Regia Inc. (LC0047188), Taqueria La Regia, 436 Highway 1 W.**
8. **Class C Retail Alcohol License for Bread Garden of Iowa City, L.C. (LC0036394), dba Bread Garden Market and Bakery, 225 S. Linn St.**
9. **Outdoor Service Area and Sidewalk Cafe for Bread Garden of Iowa City, L.C., dba Bread Garden Market and Bakery, 225 S. Linn St.**
10. **Class C Retail Alcohol License for Mondo's of Iowa City, Inc. (LC0030968), dba Joseph's Steakhouse, 212 S. Clinton St.**
11. **Outdoor Service/Sidewalk Cafe Area for Mondo's of Iowa City, Inc., dba Joseph's Steakhouse, 212 S. Clinton St.**
12. **Special Class C Retail Alcohol License for Mondo's New Union Brewery, LC (BW0098459), dba Reunion Brewery, 2319 Heinz Rd.**
13. **Class C Retail Alcohol License for Poza Rica Foods, Inc. (LC0042749), dba Cactus Mexican Grill, 245 S. Gilbert St.**
14. **Outdoor Service Area for Poza Rica Foods, Inc., dba Cactus Mexican Grill, 245 S. Gilbert St.**
15. **Class C Retail Alcohol License for Caffrey, Inc. (LC0035724), dba DC's, 124 S. Dubuque St.**
16. **Outdoor Service/Sidewalk Cafe Area for Caffrey, Inc., dba DC's, 124 S. Dubuque St.**

5. Consent Calendar - Resolutions and Motions

5.a Motion to approve disbursements in the amount of $16,995,930.90 for the period of July 1 through July 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.

5.b Resolution authorizing the City Manager to opt the City of Iowa City into additional and future National Opioids Settlements. (Resolution 25-210)

5.c Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the FY25 CDBG Fairmeadows Sidewalk Improvements Project. (Resolution 25-211)

5.d Resolution rejecting bids received August 26, 2025 for the Iowa River Powerhouse Dam Repair Project and setting a new date for receipt of bids for the rebidding of the Iowa River Powerhouse Dam Repair Project, directing City Clerk to post notice to bidders, and fixing the time and place for receipt of bids. (Resolution 25-212)

5.e Resolution authorizing the City Manager to sign an amendment to the parking agreement with Iowa City ES Hotel LLC and for the City Manager to negotiate and execute future amendments to the number of parking permits. (Resolution 25-213)

5.f Resolution authorizing the City Manager to sign an amendment to the parking agreement with Iowa City Hotel Associates, L.L.C. and for the City Manager to negotiate and execute future amendments to the number of parking permits. (Resolution 25-214)

6. Consent Calendar - Setting Public Hearings

6.a Resolution setting public hearing on September 16, 2025 on amending the Fiscal Year 2026 Operating Budget. (Resolution 25-215)

End of Consent Calendar

Individual Council members expressed their views on items 5.d and 5.b.

Motion to approve consent calendar, items 2-6. Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

7. Community Comment [items not on the agenda (until 7 PM)]
The following individual appeared: Mary Gravitt.

8. Planning & Zoning Matters

8.a Ordinance rezoning approximately 1.04 acres of land at 804, 810, and 824 Maiden Lane; 410, 416, and 418 E. Benton Street, and 815 Gilbert Court from Intensive Commercial (CI-1) zone and Medium Density Single-Family Residential (RS-8) zone to Community Commercial (CC-2) zone. (REZ25-0011)

A public hearing was held. Development Services Coordinator Sitzman presented a PowerPoint. Individual Council members asked questions. The following individuals appeared: Civil Designer, Annie Palas, Shoemaker Haaland and Joe Maxwell. Individual Council members expressed their views.

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

8.b Resolution to amend the Comprehensive Plan Future Land Use Map from Public/Semi -Public to Residential 16-24 du/acre and the Southwest District Plan Future Land Use Map from Public Services/Institutional to Medium to High Density Multi-Family for approximately 9.9 acres of land located at 611 Greenwood Drive. (CPA25-0002)

A public hearing was held. Development Services Coordinator Sitzman presented a PowerPoint. Individual Council members asked questions.

Motion to approve resolution 25-216. Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

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

8.c Ordinance conditionally rezoning approximately 9.9 acres of land located at 611 Greenwood Drive from Neighborhood Public (P-1) zone to Medium Density Multi-Family Residential Zone with a Planned Development Overlay (OPD/RM-20) (REZ25-0010).

A public hearing was held. Development Services Coordinator Sitzman presented a PowerPoint. Individual Council members asked questions. Senior Development Director, Jackson Taylor from TWG Development appeared. City Manager Fruin and City Attorney Goers provided additional information. The following individuals appeared: Judith Crossett and Kory May. Individual Council members expressed their views.

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

8.d Ordinance conditionally rezoning approximately 22.5 acres of property located east of N. Scott Blvd along N. Dubuque Road from Rural Residential (RR-1) zone, Low Density Single-Family Residential (RS-5) zone, RS-5 with a Planned Development Overlay, Research Development Park (RDP) zone, and Interim Development Single-Family Residential (ID-RS) zone to Mixed Use (MU) zone. (REZ24-0013) (Second Consideration)

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

Motion to pass and adopt ordinance 25-4962. Moved by Megan Alter, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

Motion to accept correspondence from Nate Hatz, Shive Hattery. Moved by Laura Bergus, seconded by Joshua Moe. **Motion Passed. (7 Ayes)**

8.e Ordinance conditionally rezoning approximately 33.6 acres of property located east of N. Dodge St, and south of I-80 from Office Research Park (ORP) zone to Community Commercial (CC-2) zone. (REZ25-0008) (Second Consideration)

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

Motion to accept ordinance 25-4963. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

Motion to pass and adopt correspondence from Michael Welch, Shoemaker Haaland. Moved by Joshua Moe, seconded by Laura Bergus. **Motion Passed. (7 Ayes)**

8.f Ordinance rezoning approximately 37.9 acres of land located at 2510 N. Dodge St. from Research Development Park (RDP) zone to Intensive Commercial (CI-1) zone. (REZ25-0009) (Second Consideration)

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

Motion to pass and adopt ordinance 25-4964. Moved by Megan Alter, seconded by Shawn Harmsen. **Motion Passed. (7 Ayes)**

Motion to accept correspondence from Nate Hatz, Shive Hattery. Moved by Mazahir Salih, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

8.g Ordinance amending Title 14, Zoning Code and Title 15, Land Subdivision, to update the Neighborhood Open Space Requirements (REZ25-0012) (Second Consideration)

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

Motion to pass and adopt ordinance 25-4965. Moved by Laura Bergus, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

9. Regular Formal Agenda

9.a Resolution Instituting Proceedings to Take Additional Action for the Authorization of a Loan and Disbursement Agreement and the Issuance of Not to Exceed $36,000,000 Sewer Revenue Capital Loan Notes.

A public hearing was held. Finance Director Davies presented a PowerPoint. Individual Council members asked questions.

Motion to approve resolution 25-217. Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

9.b Ordinance amending Article V., entitled "Boards, Commissions and Committees", Section 5.01, entitled "Establishment", of the Iowa City Charter, and repealing Title 8, entitled "Police Regulations", Chapter 8, entitled "Community Police Review Board", to dissolve the Community Police Review Board. (Second Consideration)

Individual Council members expressed their views.

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

Motion to pass and adopt ordinance 25-4966. Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

9.c Resolution approving the partial release of watermain easement at Waterfront Hy-Vee.

City Attorney Goers presented information.

Motion to approve resolution 25-218. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

9.d Resolution authorizing Non-Legacy Aid to Agencies funding awards for Fiscal Year 2026.

Mayor Pro Tem Salih recused herself from the discussion. Neighborhood Services Coordinator Kubly presented a PowerPoint. The following individuals appeared: Tom Rocklin - HCDC member, Will Kapp - President of the Immigrant Welcome Network, Simona Galea - Vice President of the Immigrant Welcome Network, Eric Jones - Board member of the Immigrant Welcome Network. Individual Council members expressed their views. City Manager Fruin provided additional information.

Motion to approve resolution 25-219. Moved by Megan Alter, seconded by Joshua Moe. **Motion Passed. (6 Ayes) Salih recused.**

Motion to accept correspondence from Elizabeth Anne Tingley-Pigge. Moved by Joshua Moe, seconded by Shawn Harmsen. **Motion Passed. (6 Ayes) Salih recused.**

10. Announcement of Vacancies - New

10.a Housing & Community Development Commission - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (Karol Krotz resigned). Correspondence included in Council packet.

Applications must be received by 5:00 p.m., Tuesday, October 14, 2025.

Motion to accept correspondence from Karol Krotz . Moved by Megan Alter, seconded by Laura Bergus. **Motion Passed. (7 Ayes)**

11. Announcement of Vacancies - Previous

11.a Civil Service Commission - One vacancy to fill a new member position, upon appointment - April 4, 2027 (Due to the passage of Senate File 311).

Civil Service Commission - One vacancy to fill a new member position, upon appointment - April 1, 2029 (Due to the passage of Senate File 311).

Housing & Community Development Commission - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (George Kivarkis resigned).

Library Board of Trustees - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (Dan Stevenson resigned).

Applications must be received by 5:00 p.m., Tuesday, September 9, 2025.

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

Airport Zoning Commission - One vacancy to fill a 6-year term, January 1, 2024 - December 31, 2029 (Term expired for Dennis Keitel).

Board of Appeals (HVAC Professional) - One vacancy to fill an unexpired term, upon appointment - December 31, 2028 (Nicolas Yost resigned).

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

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

Vacancies will remain open until filled.

12. **City Council Information**

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

14. **Adjourn**

Motion to adjourn at 7:55 p.m. Moved by Mazahir Salih, seconded by Laura Bergus. **Motion Passed. (7 Ayes)**

_____
Mayor

_____
City Clerk

Item Number: 4.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Airport Commission: July 10

Attachments: Airport Commission: July 10

MINUTES **FINAL**
IOWA CITY AIRPORT COMMISSION
July 10, 2025 – 6:00 P.M.
AIRPORT TERMINAL BUILDING

Members Present: Hellecktra Orozco (arrived late), Ryan Story, Judy Pfohl, Chris Lawrence Warren Bishop

Members Absent:

Staff Present: Michael Tharp, Jennifer Schwickerath

Others Present: Adam Thompson, Fred Gerr

RECOMMENDATIONS TO COUNCIL:

None

DETERMINE QUORUM

A quorum was determined at 6:04 pm and Lawrence called the meeting to order.

ELECTION OF OFFICERS

Lawrence nominated Story to be Chair, and Bishop to Secretary, seconded by Pfohl. Motion carried 4-0 (Orozco absent).

Chairperson Story took over conducting the remaining meeting.

APPROVAL OF MINUTES

Tharp stated he received a couple of corrections from Pfohl. Lawrence moved to approve the minutes as amended by Pfohl, from June 12, 2025, seconded by Bishop. 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 they were going to be waiting for a bit for the manufacturer to get new equipment certified by the FAA. Bishop asked about what that mean and Tharp responded that because the manufacturer had issues with the system at several airports, the equipment was de-certified by the FAA and the manufacturer has to go through the certification process again.

ii. Iowa DOT grant projects
    1. T-hangar Building – Tharp stated that they did not make the recommendation list for grant awards. Tharp stated that he had spoken with Shane Wright, the Program Manager for the state. Tharp stated that then they filled out the grant application they used the lowest local match (15%) because they weren't sure exactly how the money was going to end up. Tharp stated that the state awarded 4 projects for the entire infrastructure program and that the competing hangar projects were at matches of 30% and 50% which awarded bonus points for those airports. Tharp stated that he would recommend the commission hold and reapply next year and they would utilize a higher local match. Tharp stated that the main reason they didn't get the AIP grant award recommendation is because when airports apply for what is effectively a combined project like the hangar and taxiway. If the airport doesn't get the hangar portion, then the need to building the pavement supporting it doesn't exist, so they don't get that portion of it either. Tharp stated they would want to talk about other projects that would be delayed because of the delay in the hangar project. Lawrence asked about the FAA and the wait time for the use of discretionary funds. Tharp stated that even with this they shouldn't have an impact on the FAA dollars. Tharp noted they are still eligible this year for the dollars.
    2. Wildlife Mitigation Study – Tharp stated he hadn't seen the guys out, but they were supposed to have started. Story stated that he had seen the USDA truck at the airport.

b. Airport "Operations
    i. Budget – Tharp stated that they are finishing up the fiscal year and that he did put in the FY26 budget that was submitted to the city. Tharp stated that they had a budget surplus anticipated to be about $30,000. Tharp stated that they will have a few large bills at the beginning of the year saying he ordered a large quantity of seal material for hangar doors. Tharp also stated that the AC in the terminal building went out briefly.
    ii. Management –
        1. Enforcement of T-Hangar Lease (2025-2026) requirement to house an aircraft that is operational or under active construction or repair - Tharp stated they he put a copy of the T-hangar lease in the packet and that he had talked with Lawrence and Story about the leases and Tharp suggested that in order to avoid having airplanes or parts of airplanes on the ramp and in the way, they address the hangar lease issues with the renewals and send personalized letters with the hangars stating that this would be the last lease unless those lease conflicts were resolved. Members discussed that and sending out letters via certified mail. Lawrence asked about when to reevaluate the conditions and to refresh the Commission. Tharp noted that new leases would be sent out in late August and suggested that January would be a good time for that check. Members discussed notification options for the hangars. Members agreed to update information in January.

2. Motion to authorize Chairperson to sign Hangar 319er LLC memorandum of ground lease – Tharp stated that this agreement was a result of the need to plat out the ground that was part of the lease so that if for some reason the bank needed to repossess the building and ground per the mortgage, they had something tangible to repossess. Schwickerath also described the agreement to the members. **Lawrence moved to authorize the Chairperson to sign the memorandum, seconded by Orozco. Motion carried 5-0**
3. Iowa Open Meeting/Record Law Updates – Tharp stated that the state updated the laws around the open meeting rules and that there was a new requirement for training of people that would be appointed or elected to a public role. Schwickerath further described the details of the law and the process as it was still being developed by the Iowa Public Information Board. Schwickerath stated that as they found out more information they would inform the members.

iii. Events – Tharp stated that next weekend was another Summer of the Arts movie and that August was going to be busy. Tharp also stated that September 22nd was going to be Climate Fest at the airport and they would have information and tours of the solar array.
   1. Summer of the Arts Movies (July 19, Aug 9)
   2. Young Eagles (Aug 16th)
   3. Pancake Breakfast (Aug 24)
   4. Autocross (Sept 14, Oct 19)

c. FBO / Flight Training Reports
   i. Jet Air – Wolford stated that flight training was as busy as it had been in a long time. He also stated that he flew the Cub and tried out the grass landing area for the first time. Wolford noted that the guys had painted the light cans and the drains white so they were more visible. Wolford noted that he was a bit more nervous of publicly advertising the area but also was more comfortable with it being local use only. Wolford noted they had hired a weed sprayer to help with the weed control.

d. Commission Members' Reports – Orozco asked about the intern. Tharp stated the intern had completed their time. Tharp stated that they helped with the hangar development plan, updated the hangar wait list, and worked on some social media posts for the airport. Story asked about putting the hangar waiting list online or having an online setup so that people could check their position on the list. Members discussed and Tharp asked if Story could send examples of airports that were doing that and he would see what could be done to do that here.

e. Staff Report – Tharp noted that he was planning a vacation at the end of the month and that the FAA Conference was in August
   i. 4 States (FAA Central Region) Conference – Kansas City (August 20-22)
   ii. Vacation Dates (July 29-Aug 6)

SET NEXT REGULAR MEETING – Set the next meeting for August 14, 2025.

ADJOURN – Pfohl moved to adjourn the meeting at 6:45pm. Seconded by Bishop. Motion carried 5-0.

19AUG2025

CHAIRPERSON DATE

Airport Commission

ATTENDANCE RECORD

2024-2025

NAME	TERM EXP.	07/11/24	08/19/24	09/12/24	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
Warren Bishop	06/30/26	X	X	X	X	X	X	X	X	X	X	O/E	X/E	X
Christopher Lawrence	06/30/29	O/E	X	X	O/E	X	X	X	O/E	X	X	X	X	X
Hellecktra Orozco	06/30/28	X	O/E	X	O/E	X	X	O/E	O/E	X	O/E	X	X	X/E
Judy Pfohl	06/30/26	X	X	X	X	X	X	O/E	X	X	X	X	X	X
Ryan Story	06/30/27	O/E	X	X	X	X	X	X	X	X	X	X	X	X

Key:

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

Item Number: 4.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Board of Adjustment: July 9

Attachments: Board of Adjustment: July 9

MINUTES **FINAL**
BOARD OF ADJUSTMENT
FORMAL MEETING
EMMA HARVAT HALL
JULY 9, 2025 – 5:15 PM

MEMBERS PRESENT:	Larry Baker, Nancy Carlson, Paula Swygard, Julie Tallman
MEMBERS ABSENT:	Mark Russo
STAFF PRESENT:	Sue Dulek, Anne Russett
OTHERS PRESENT:	Jeff Clark, John Beasley, Mike Vandermeir, Mike Welch, Bob Downer, Jessie Singerman, Robin Christianson, Kim Miller

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 EXC25-0003:

An application submitted by Jeff Clark requesting two special exceptions to allow ground floor residential in a commercial zone and a parking reduction in a Central Business Zone (CB-10) for the property located at 17 and 23 South Gilbert Street.

Baker opened the public hearing.

Russett began the staff report showing an aerial map of the subject property along with the zoning map noting the property is zoned CB-10, which is Central Business District zone. The property is a mixed use structure, there's ground floor commercial on the Washington Street side of the building, and then there's residential on the upper floors. The City's parking regulations state that for buildings built on or before December 31, 2008, parking is required for residential uses after the first 10 bedrooms and 0.5 parking spaces are required for each additional bedroom beyond 10. So although this building has no parking on the site, the building is built from property line to property line, it does have credit for one parking space and the additional residential units would require two additional parking spaces, but they are requesting that that be reduced to zero. Russett noted that the CB-10 zone is the downtown zoning district and is meant to allow intense mixed use development. Service parking is not allowed and commercial uses do not require parking in this zone.

For some background, the property was built in 1899 as a factory and then converted to a hotel in 1922 and is significant for its role in the history of Iowa City education, industry and pharmacy. It's a contributing structure in the Iowa City Downtown Historic District, which was listed in the National Register of Historic Places in 2021, the property is also eligible to be designated as a local historic landmark. The property was developed prior to the existing

zoning, which is the CB-10 zone. The applicant is seeking to allow two ground floor residential units and a 100% parking reduction to protect the building's historic character. The proposed residential uses would be on the Gilbert Street side of the building, on the ground floor.

The role of the Board of Adjustment is to approve, approve with conditions or deny the application based on the specific standards and general standards to be considered.

First is the exception for residential uses on the ground floor in a commercial zone. The first finding is related to whether the property is located in an existing Historic District Overlay zone, which it is not and therefore this criteria is not applicable.

Second criteria is that the proposed dwellings will not significantly alter the overall commercial character of the subject zone. Russett explained the CB-10 zone is intended to accommodate a wide range of retail, service and residential uses and private off street parking is strictly regulated in this zone in order to preserve valuable land for active building uses and to maintain a pedestrian oriented streetscape. The ground floor residential uses will fill the commercial spaces located on the Gilbert Street side of the building as these existing commercial spaces have remained largely vacant over the past 10 years. The commercial use and storefront at the corner of Washington Street and Gilbert Street will remain unaltered, so there will still be an active commercial presence on that corner, which will help activate that pedestrian streetscape. The conversion to residential requires the addition of two parking spaces.

The third criteria is also related to whether the property is in a Historic District Overlay zone, which it is not so this criteria is also not applicable.

Russett then moved on to the second request, which is the parking reduction for unique circumstances. The criteria here is that where it can be demonstrated that a specific use has unique characteristics, such that the number of parking or stacking spaces required is excessive or will reduce the ability to use or occupy a historic property in a manner that will preserve or protect its historic esthetic or cultural attributes, the Board may grant a special exception to reduce the number of required parking spaces up to 50% and for properties that are listed in the National Register up to 100%, which is the request here. Staff findings note this property is listed in the National Register and a contributing property to the Downtown Historic District and eligible for being designated as a local historic landmark. The building was constructed in 1899 and it takes up the entire property so no parking is provided on the property. The property currently has 12 bedrooms, which would require one parking space today, and that parking is a legal non-conforming situation, so they can continue to operate as is with that legal non-conforming situation. There are four new bedrooms that are being proposed on the ground floor, which requires two parking spaces. Surface parking, again, is not permitted in this zone, and accommodating parking would require significant alterations to this historically significant structure, which would diminish or remove all historic integrity. A 100% parking reduction will help preserve and protect the property's historic attributes, because providing parking will require significant alterations to the structure and finally, the parking reduction will also allow the current vacant space to be utilized, which has been vacant for around 10 years.

Russett next reviewed the general criteria 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 the existing development will not be altered as all work will be interior renovations. Without a parking reduction redevelopment of

the vacant commercial space to residential will require the property to accommodate parking which would not be possible on site or within the street. The addition of residential units will further the intent of this zone by converting currently unused space into residential units, increasing density and encouraging pedestrian interaction in the vibrant downtown. Without a parking reduction, providing parking for the residential use would again require structural alterations which would damage the historic building. Access to the surrounding properties will not be affected.

The second criteria is that the exception will not be injurious to the use and enjoyment of other property in the immediate vicinity or substantially impair property values. Staff finds the proposed renovations and parking reduction will not impact the ability of neighbors to utilize and enjoy their properties, nor will it negatively impact property values. Additional traffic is not likely to be generated by the proposed conversion to residential as they will utilize vacant commercial spaces which do not require parking and are proposing to reduce the parking requirement from two to zero, aligning with the existing conditions on the site today. The proposed renovations would reinvest in underutilized, vacant commercial spaces to provide housing for the community.

Third, the establishment of the special exception will not impede the normal and orderly development of the surrounding property. Again, the surrounding property is already fully developed with a mix of commercial and residential uses. The residential units proposed will occupy the existing structure that has been in the neighborhood since 1899 and will provide services that will not substantially impact the development or improvement of surrounding properties. Again, the site currently does not have any parking, so the existing conditions will not change with this request.

The fourth criteria is that adequate utilities, roads, drainage and/or necessary facilities have been or are being provided. Russett reiterated the subject property is already developed so all utilities, streets, drainage have already been established within this neighborhood. There's pedestrian access along the sidewalk on East Washington Street and South Gilbert Street and the site is also within walking distance of transit.

The fifth criteria is that adequate measures have been or will be taken to provide ingress or egress designed to minimize traffic congestion. The existing site does not have any vehicular access and none is being proposed so no impacts on vehicular traffic congestion are proposed as part of this exception. Also, no changes are being proposed to the existing sidewalk or street and additional parking would impact traffic flow for surrounding developments at a busy intersection. Parking reduction would ensure existing conditions are met and limit potential traffic impacts.

Criteria six is that except for the specific regulations and standards applicable to the exception being considered, the project complies with zoning regulations. Staff finds that the subject property meets the requirements of the base zone, with the exception of open space, and that is a legal non-conforming issue that may remain and with this proposed exception that legal non-conforming situation will not be expanded.

The seventh criteria is that the exception is consistent with the City's Comprehensive Plan. Russett stated the Comprehensive Plan Future Land Use Map shows this area as general commercial. The property is also located in the Downtown District, which has master plan

objectives to protect historic character and key buildings, maintain a balance of uses and provide residential uses. The Comprehensive Plan's vision includes investing in the neighborhoods that are closest to major employers in the City, to preserve opportunities for people to live close to work, school, shopping, promoting walking and bicycling and reducing vehicle miles traveled. Additionally, the proposed exception would provide downtown housing and opportunities for people to live close to work and the reduction in parking would align with the Plan's vision for maintaining historic resources and promoting alternative modes of transportation.

Staff recommends approval of EXC25-0003 to:
1. Allow ground floor residential along South Gilbert Street in a commercial zone while maintaining the commercial space along East Washington Street, and
2. Allow a 100% parking reduction in a Central Business (CB-10) zone for the property located at 17 and 23 South Gilbert Street in order to accommodate two additional residential units.

Carlson wanted to confirm there are currently 12 bedrooms in the building with no parking for any of them. Russett confirmed that is correct.

Baker asked if this is the first such application to convert commercial to residential downtown. Russett is unsure but they do have commercial buildings that are occupied by residential uses that may have received a special exception before her time with the City.

Baker asked if downtown currently has ground floor residential properties. Russett replied yes, there is the one up the street across from Ecumenical Towers, the old Press Citizen building, that entire building is residential. Baker noted that was converted as all residential and is wondering if there is anything comparable to this application where it's an existing commercial that's underutilized or vacant and converted to ground floor residential. Russett stated the other building that she is aware of is the old Carnegie Library, which is across the street from the public library on Linn Street, that has ground floor residential uses in it.

Baker asked if this building had ever been used by the City for offices. Dulek replied that yes, at one time The Housing Authority had used the building, in the 1990's. Baker also wondered about commercial versus residential tax rates and if this change would affect the taxation.

Baker noted they are talking about a special exception here, which is permitted and the City may grant the special exception but are there any clear guidelines for denial of a special exception request. Russett replied for this case it's the terms of the specific criteria and that it would degrade the commercial character of the neighborhood or of the district and what staff has found is that they're maintaining commercial uses within the building.

Baker stated on page three of the report it says the properties have remained largely empty over the last 10 years and on page four the report says the commercial space has been vacant for around 10 years, do those two things mean the same thing and what are the uses that they're looking at here to justify the change. Is it how long has it been vacant intermittently or has it been consistently vacant, what's the history of the property that would justify changing the use. Is there a guideline because what if some other downtown commercial property wants to say they've been vacant a year so they want to go to residential, what are the other possibilities here. Dulek stated that is what the Board has to consider is whether that standard has been met. Russett added which is not about number of days, weeks or years it has been vacant but

rather the criteria is that the proposed dwellings will not significantly alter the overall commercial character of the subject zone. Baker is concerned if other applicants wanted to also go from commercial to residential. Dulek stated those applicants would also have to come forth with whatever facts are applicable to that applicant and prove to the Board that the proposed dwellings will not significantly alter the overall commercial character of that subject property in that subject zone. Each application the Board has to consider independently and granting one is not precedential to granting one in the future.

Baker still feels the long term justification opening up all sorts of things in the future. He asked if there has been any research done, any patterns or any guidelines, for what's the vacancy rate for downtown commercial properties. Russett is unsure, just walking downtown one can see that there are some vacancies, but some have also been recently filled.

Baker asked why commercial on ground level is mandated in the zoning code as opposed to being an option. Russett stated it isn't mandated, residential is allowed on the ground floor, but just through a special process, which is the special exception. The reason that in commercial zones they want to see commercial, especially in the downtown, is because they want a vibrant streetscape with large windows that people can see into for shops and that's harder to do with residential uses.

Baker wondered that in downtown Iowa City would developers rather put in residential but just puts in commercial on the ground level because the City is going to force them to. Russett replied this is something that property owners could do now, they could approach the City and ask for residential uses in the ground floor, it was asked earlier how often has that happened and she could only think of two instances, they are just not seeing a lot of requests to convert commercial space to residential, but it is an option for property owners that has to be evaluated by this Board.

Jeff Clark (414 East Market Street) is the property owner and stated this property has been vacant over the last 10 years about 95% of the time, there's been some short term rentals in there, which are usually political groups, but other than that it sits empty. He noted it has short ceilings, roughly 8', in it so it's not very desirable inside and it faces Gilbert Street instead of facing in towards downtown, which does not make it as desirable. Clark stated they are just trying to figure out something to fill it up and make it look used again and they've had no real success in the last 10 years with having any long term tenants come take a look and want it.

Carlson asked if office space was the only type of commercial use ever in the space. Clark replied in the last 10 years there's a political group that went into the bigger space in the middle, but there used to be a tanning salon that was in there for a year or two also, but that was about 10 years ago. As far as interest in the property, there has been some people that have looked at it for office space, but nobody ever seems to be interested in it, so it just sits empty. Carlson asked if he thinks they would be more successful in running it as residential space. Clark confirmed yes, there's a much more likely chance to occupy it.

Baker asked Clark how long he has has owned the property. Clark stated he has owned the property 25 years. Baker asked about the commercial business in the corner, the tattoo parlor, how long has that been there. Clark replied roughly five years, and they have a lease so they're going to be there longer hopefully. Baker asked what the rate is he is charging the commercial space and noted he asks this in the context of the empty properties right now, the rates that

they're currently paying for the tattoo parlor versus what they would be charging for the property right next to it. Clark is unsure of the exact dollar, he is assuming that the tattoo parlor is probably at the $20 per square foot range. Baker asked then what would Clark be charging for a one bedroom apartment down there, or what is the current residential occupancy rate for that building. Clark stated they are at 100% in that building currently. Baker asked how does Clark market those spaces. Clark explained most of it's signage, there's some online venues that they use, but for the most part their hits come off of signage. Baker asked if someone were to come in today and want that space as office space what would they be charging them. Clark explained the corner space is much more expensive, they were probably offering the center spaces in the $10 to $13 per square foot range.

Baker asked about the difference between commercial versus residential taxation and which is higher. Clark noted there would not be a difference because the building's currently being taxed as commercial because it's multifamily, it's taxed as one structure at the commercial rate.

Baker noted they are planning one of the residential units to have three bedrooms but the plans make it appear to be about the size of a closet so how big are these rooms in the units. Clark stated they all qualify by code to be a bedroom.

Baker closed the public hearing.

Carlson moved to recommend approval of EXC25-0003 to:

1. **Allow ground floor residential along South Gilbert Street in a commercial zone while maintaining the commercial space along E. Washington Street, and**
2. **Allow a 100% parking reduction in a Central Business (CB-10) zone for the property located at 17 and 23 South Gilbert Street in order to accommodate two additional residential units.**

Tallman seconded the motion.

Swygard noted the one thing that she's considered in looking at this is the location of the property, it is in a commercial zone but it's towards the north end of Gilbert before it transitions to a lot of residential and she doesn't see a lot of foot traffic whenever she drives by there. As far as people looking for offices or buildings she just thinks that it's not going to significantly make a big change in the commercial spaces to approve it.

Tallman agrees it's not a very pedestrian friendly place to be, she remembers when the Housing Authority was there it sort of felt like if the door opened you were going to be pushed backwards out onto Gilbert Street so this just makes sense.

Carlson is wondering who's going to want to live there, because the same conditions that they're talking about that don't make it very appropriate for commercial may also apply to a residential unit because when they walk outside their door Gilbert Street is six feet away. She acknowledged it is a very difficult piece of property.

Baker stated he is going to vote no as he has general concerns about the process of converting commercial to residential on the ground floor downtown. He doesn't see any compelling reason and is not comfortable letting this change over.

Dulek reminded the Board that they have to determine whether or not the criteria are met so the question is do they find that the proposed dwelling will not significantly alter the overall commercial character or one of the other standards, that's the question they have to answer. Baker replied for the purposes of this vote he does do find that there's significant damage.

Carlson stated regarding agenda item EXC25-0003 she does concur with the findings and conditions set forth in the staff report of July 9, 2025, and concludes that the general and specific criteria are satisfied, so unless amended or opposed by another Board member she recommends that the Board adopt the findings and conditions in the staff report for the approval of this exception.

Carlson wanted to add special things from the findings that surface parking is not permitted in the CB-10 zone and accommodating parking would require significant alterations to a historically significant structure, which would diminish or remove all historic integrity. This exception will help preserve and protect the property's historic aesthetic and cultural attributes, and the reduction will allow the current vacant space to be utilized.

A vote was taken and the motion passed 3-1 (Baker 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.

SPECIAL EXCEPTION ITEM EXC25-0004:

An application submitted by Mike Vandermeir of Evans Scholar Foundation requesting a special exception to allow a parking reduction in a High Density Multi-Family Residential Zone (RM-44) for the property located at 729 North Dubuque Street.

Baker opened the public hearing.

Russett began the staff report noting the property is located just east of the Iowa River and south of the Park Road Bridge. The corridor along North Dubuque Street is all zoned multifamily with multifamily uses as well as some fraternal group living uses. In terms of background, the Evans Scholar House intends to purchase the property and renovate the space from 19 rooming units to 46 rooming units. Without a parking reduction, the property must accommodate a minimum of 34 onsite parking spaces and the applicant has requested a special exception for a 50% parking reduction in order to provide 17 parking spaces onsite to preserve the unique historic character of the site. The property was built in 1923 and it's known as Phi Delta Theta. The property is eligible to be placed in the National Register of Historic Places for both its architectural and historic significance. The property was constructed prior to the current multifamily zoning designation. Russett noted also the loss of several historically significant fraternity houses over the years increases the importance of those that remain and a parking reduction would reduce the impact to the historic property and maintain its important location along the east bank of the Iowa River.

Russett next shared the site plan that was submitted with the application showing the location of the 17 parking spaces as well as the access to the site off of North Dubuque Street. She explained this is a parking reduction for unique circumstances, which can be approved where it can be demonstrated that a specific use has unique characteristics, such that the number of

parking spaces required is excessive or will reduce the ability to use or occupy a historic property in a manner that will preserve or protect its historic aesthetic or cultural attributes. In these cases, the Board may grant a special exception to reduce the number of required parking spaces by up to 50% and that's the request before them this evening.

In terms of findings, this property is not currently listed in the National Register of Historic Places and also is not locally designated, but according to the State Historical Society the property maintains architectural and historical significance that's eligible for listing in the National Register. In 2012 the City completed a study that noted the potential for nine remaining fraternity houses within the 700 and 800 North Dubuque Street block that could be placed within a local conservation district in order to preserve these historic properties, but no district has been established to protect these sites. The property is currently vacant based on the City's rental inspection data and has not been occupied since March 2022. The property previously housed 19 roomers and provided 17 parking spaces. In order to accommodate the 46 roomers, the property would require 34 parking spaces.

Russett noted the site is significantly sloped, the eastern portion of the site is at an elevation of 672' and the western portion along the river is at 644' and this change in grade makes it challenging to add additional parking to the site. In addition, parking would be required to be located behind the building and along the riverbank, which would not only diminish the historical riverfront character, but also impact the stream corridor and protected sensitive features in that area. Altering the structure to accommodate additional parking would diminish the historically significant architectural character as well as the historic riverfront integrity that has remained largely unchanged since the fraternity was constructed in 1923. Russett reiterated that over the years several of the existing fraternity and sorority houses in this area have been demolished or negatively impacted so a parking reduction would preserve the site for one of the few remaining historically significant fraternity houses in the City, provide the opportunity for more housing in the community and allow a building that has been vacant for several years to be reused.

In terms of the general standards, the first is that the specific proposed exception will not be detrimental or endanger the public health, safety and welfare. Russett stated the existing development will not be altered if granted the special exception, all work would be interior, and the existing parking area would accommodate the parking. Without a parking reduction the property would need to enlarge the parking area which would alter the riverfront view, the open space and the historic character of the site. She noted access to the surrounding properties will not be affected. In addition, the parking reduction would use and maintain the existing 17 spaces, which would generally maintain the existing conditions for access to the site. If the additional 17 parking spaces were required it would increase the vehicles required to use North Dubuque Street, which is a major arterial street. Russett noted there is no onsite parking along North Dubuque Street and the added roomers would not lead to further street congestion.

The second criteria is that the exception will not be injurious to the use and enjoyment of other properties in the immediate vicinity, or diminished property values. The proposed renovations and the parking reduction will not impact the ability of neighbors to utilize and enjoy the properties, nor will it negatively impact property values. Additional traffic generated may be minor due to the proposed renovation from 19 roomers to 46 however if a 50% parking reduction is approved, the existing parking lot and 17 parking spaces would remain in use so those existing conditions would remain. Again, Russett noted there is no on street parking along Dubuque Street so the additional roomers would not lead to further congestion due to off street

parking. The renovations would provide additional student housing and provide the Evans Scholar Foundation with space to further serve the University and the community. The property does not have neighbors to the north, it abuts the Iowa River to the west, there is multifamily residential located to the south and to the east, and the uses in the immediate vicinity are similar in intensity.

The third criteria is that establishment of the exception will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in the district. Again, Russett noted the surrounding neighborhood is already fully developed with a mix of residential and institutional uses. The additional roomers will occupy the existing structure that has been in the neighborhood since 1923 and been vacant for several years. The project will provide much needed housing that will not substantially impact the development or improvement of surrounding properties. If a parking reduction were granted, the parking area would remain in use and the existing conditions would not change.

The fourth criteria is that adequate utilities, access roads, drainage and/or necessary facilities have been provided. Russett again stated the subject property is already developed, all utilities, access and drainage and necessary facilities are already established for this neighborhood. She also stated there's pedestrian access along the sidewalk on the west side of North Dubuque Street and Iowa City Transit is also accessible from the subject property. There is access to the City's bicycle infrastructure, including the Iowa River Trail, from the subject property.

The fifth criteria is that adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion. Russett stated no changes are being proposed to the existing driveway, sidewalk or street. Traffic would be mostly limited to residents. A minor increase in traffic may be generated to accommodate the additional roomers. However, if a parking reduction is granted, the existing parking area would not be increased. The subject property is accessible to Iowa City Transit and the City's bike infrastructure. Additional parking would impact traffic flow for surrounding development along a major arterial street. A parking reduction would ensure existing conditions are maintained and limit potential traffic impacts.

The sixth criteria is that except for the specific regulations and standards applicable to the exception, the project conforms with zoning regulations. Russett stated the subject property meets the requirements of the base zone with the exception of parking for multifamily being located between the street and the building. Elements that do not currently meet these standards can continue as legal non-conforming situations. If a parking reduction were not granted, future parking stalls would need to be located behind the building and along the Iowa River, which would diminish the historical significance of the property's placement along the riverbank.

The seventh criteria is that the request is consistent with the Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for higher density residential development at 25 or more dwelling units per acre. This property is also located in the Central Planning District, which identifies this property as appropriate for fraternity and sorority housing. The Comprehensive Plan also supports investing in historic neighborhoods to help preserve the culture and history, and it notes that investing in the neighborhoods that are closest to the major employers in the City preserves opportunities for people to live close to work, school and shopping and promotes alternative modes of transportation and reduction in vehicle miles traveled. The proposed exception would grant the ability to provide additional student housing

and opportunities for people to live close to work and school and shopping, and the parking reduction would align with the Plan's vision for maintaining historic resources and promoting walking, biking and transit within the area.

Russett noted staff did receive two pieces of correspondence on this application, one was in support of the request, which was included in the agenda packet, the second came in earlier today, which was in opposition to the special exception, and provided to the Commission at this meeting.

Staff recommends approval of EXC25-0004, to reduce the onsite parking requirement by 50% (from 34 to 17 parking spaces) for a Fraternal Group Living use at 729 North Dubuque Street.

Swygard asked how staff arrived at there would be 46 rooming units. Russett replied that was the request from the applicant. Swygard noted in the applicant's statement that they provided it said they would like to provide housing for 45 to 55 individuals so would they be allowed to have 55. Russett replied they would be restricted to 46 and that would be a firm cap.

Swygard asked if any of the units are multi occupancy. Russett explained they're not technically dwelling units, they're rooming units but that's probably a better question for the applicant on how they plan to lay out the building.

Swygard asked if there are any bicycle parking required and if so how many spaces. Russett replied bicycle parking is required but she is not sure of how many spaces and will look into that.

Carlson noted they do not allow parking in the front yard of a residence and they don't want parking in the backyard, there is parking on the one side so is there any way they could get to the other side or are there other alternatives on this piece of property to increase the parking. Russett confirmed the multifamily site development standards which this property is subject to does not allow parking between the building and the street but the current parking area is located between the building and the street, and that is allowed to remain as a legal non-conforming situation. However, they could not add additional parking in that location here and would have to put it all in the back. There is also not really any room on the south side and there are sensitive features to the north.

Carlson noted then basically the parking that is there is the maximum amount that can be developed on that property. Russett noted the project's civil engineer is here and that may be a good question for him, but staff thinks adding additional parking on this site would be very difficult.

Baker noted the report says the property has been shut down for a couple of years and the prior occupancy was 19, do they know how long that occupancy was the standard, had there been more occupants there in the past or was it always just 19. He asks because one of the concerns of the neighborhood is the impact of an increased population so he is just trying to figure if the property has had a history of higher population than 19. Russett is unsure, City records available show that it's been 19 for several years but it could have been more in the past.

Baker asked if the purchase of the property is contingent on the approval of this application and Russett noted that's a question for the applicant.

Baker noticed that the current parking area is completely overrun so would be part of the approval be based on a clear delineation of the parking lot. Russett confirmed yes, they would need to stripe the spaces. Baker asked if they need to put that in the approval and Russett stated they could add it as a condition if the Board feels that's justified.

Baker asked if the intended use is for another fraternity to be using the property. Russett replied the Evans Scholars Foundation are the applicant, they're a nonprofit entity that provides scholarships to golf caddies so they can speak more to their mission and vision.

Baker noted it would be good to know if it's more comparable to a boarding house or a rooming house than a fraternity house, because that could change the neighbors' concerns about the kind of population in the space. Russett confirmed the use is classified as fraternal group living, it's not independent group living, which would be a boarding house, it's fraternal group living because they have a partnership with the University and the University has sanctioned them as a fraternity.

Baker asked for a quick clarification on a definition, under the findings they talk about additional parking would be required to be located behind the building along the riverbank, which would not only diminish the historical river character but also impact the stream corridor. What does that mean to impact the stream corridor. Russett explained the City has a Sensitive Areas Ordinance which regulates development near streams such as the Iowa River and there needs to be separation from the river and the floodway and any development.

Carlson asked about the current parking situation, because there are 17 parking spaces but there were 19 people living in the house, if they did not grant this exception for the reduction, how many people would the 17 parking spaces allow. Russett stated it would be 19, which was they were allowed previously, with the 17 parking spaces.

John Beasley (Evans Scholars Foundation) stated the Evans Scholars Foundation is out of Chicago, they're a 501(c)3 tax exempt not for profit, they're not developers and not out to make a profit. They've been in existence since 1930 and what they do is provide scholarships, tuition, room and board, to young individuals who otherwise might not have the opportunity to attend college. These individuals have limited financial resources and many of them are first generation college students. Beasley noted he hadn't heard of the Evans Scholars Foundation until he got involved and since 1930 the Foundation has awarded young people of limited financial means 12,300 scholarships. Last year they gave approximately 340 scholarships. These are scholarships for freshmen, sophomores, junior or seniors, and are full scholarships. He noted there's a selection process, and it's quite unique as they meet these young kids because they have relationships with golf courses, young kids working as caddies at golf courses, and they get to know individuals. As part of that process they are then permitted to apply for a scholarship and there is a very strict selection process that involves academics, need and character. Once the individual gets a scholarship they have expectations from the Evans group, not only in the house, but in the community. Evans has 20 plus locations throughout the country that they own, properties in 17 major universities throughout the country such as University of Illinois, University of Indiana, Michigan, Michigan State, Minnesota, Missouri, Northwestern, Notre Dame, Ohio State, Oregon, Penn State, Purdue, Wisconsin, University of Washington in Seattle, and they just opened a house in Kansas. Beasley reiterated they have expectations for these young kids, to maintain that scholarship their GPA

has to be 3.0 or better and the average currently is 3.2. Historically, they have had a 98% graduation rate in four years with a GPA average of 3.3. 95% of their graduates are employed or in graduate school once they complete their undergraduate work. Beasley thinks Iowa City is privileged that Evans has selected Iowa City for a site to put up their scholars. There are currently 20 Evans scholars at the University of Iowa and the goal is to get a bigger facility that they can have all these young scholars under one roof and also would like to get that number up to 40 to 45, 46. He stated it is a fantastic program that's been around nearly 100 years, providing scholarships and opportunities for young kids. Regarding the staff report, Beasley supports their analysis in the recommendations. The one question that's come up and Mr. Downer, who represents the owner of the property, can address it as well is where the 19 roomers number came from. Historically, going back to the 1960s this building has had 40-45 young people in the fraternity, with the 17 parking spots. He doesn't know if the 19 is a result of the fact that it's been vacant but historically, as far back as they could find to the early 1960's, it's been that 40 to 45 range occupancy with the current parking. Evan's intent is to use and occupy that property consistent with what it had been used for since the 1960s and they're lucky that this group wants to be here and wants to maintain that historically significant property. Regarding Commissioner Carlson's question on how they came up with 46 is that for each roomer they have to have 0.7 parking spots so if they have 46 people that would be 34 spots and then with the reduction of 50% they get to 17. Beasley also answered Chairperson Baker's question and the purchase agreement is conditioned on getting the parking reduced, they would like to put 46 people in the house.

Swygard asked if these individual rooming units or will more than one person be housed in a room. Beasley stated there are not 46 separate rooming units in this this house, there's spaces that can accommodate several roomers in one room.

Tallman asked where the current 20 Evans Development Foundation students at the University of Iowa are living, are they in a fraternal setup or are they distributed throughout different places. Beasley replied he thinks they're distributed throughout campus so the goal is to get them all in one place.

Mike Vandermeir (Evan Scholars Foundation) stated they are out of the Chicago land area in Illinois. His role is to oversee all facilities and construction for Evan Scholars Foundation. To reiterate they award full tuition and housing scholarships to deserving golf caddies of modest financial means, these will be some of the finest students on campus and some of the finest citizens in the community. Without the scholarship, they would not be able to attend the University of Iowa. As Beasley highlighted, they are not-for-profit student housing entity, these students do not pay rent. They are categorized as a fraternity or Greek because universities just don't have individual files for every type of entity out there, so they get broadly categorized as Greek and treated as such or fraternal. They are a co-educational organization supporting both men and women in a living and learning community with incredibly successful outcomes. As their students are very limited financially many don't have access to cars while away at school, only certain students are permitted to park a vehicle on the site and any students in excess of the parking lot capabilities would have to pay for parking on campus, they would not push out into the neighborhood. Vandermeir noted in some of the places where this has become an issue, though many college towns have gotten away from parking altogether, they have rented spaces on behalf of the program to put everybody at ease and they're prepared to do whatever it takes to make sure that everybody realizes they're serious about being good neighbors and not congesting already congested neighborhoods. Most will just walk to class, these are golf

caddies and they walk a lot. Part of the criteria is certain number of qualifying caddy rounds, obviously high academic achievement, high character and volunteerism, and then they also have to have exhibited financial need in order to qualify. Of the kids that apply roughly 1/3 are awarded Evan scholarships, which again are full tuition and housing scholarships, and this is life changing for the families that receive them. Regarding relevant, realistic concerns over noise and behavior Vandermeir stated the scholars are going to be supervised by live-in graduate resident advisors, they police themselves and are substance free living with no alcoholic beverages allowed on site. He stated they have had no issues with neighbors anywhere, they don't get the police called on them, they're not loud and rowdy and wild and crazy. These kids go to work, they go to school, they study, they add value, and they're good citizens. This program just won national scholarship of the year and that's the quality of the young people that live in their houses. Vandermeir stated they have been around a long time and have never been disciplined off campus, they've never been shut down at any chapter, their properties are often award winning, and they will make this site something that the community is proud of.

Carlson asked how they select people to come into the program. Vandermeir explained students have to apply for it and it's something that's well known in the caddy community. These kids will work at golf courses and country clubs where there's connections with the Evan Scholars Foundation. They have to get applications in by a certain date in order to be considered, they then go through the process, transcripts, financial statements, essays on why they should have a chance to apply for the scholarship, then there's scholarship interviews, where those that are awarded scholarships are then notified after the interview, and then they have to also be able to get into the schools that they're applying to.

Carlson asked what the income level of most of the families who have students in the program. Vandermeir stated that is sensitive information, but he believes last application season was under $70,000 per household on average.

Carlson noted regarding cars and the other campuses, what has the issue been if there were too many and they had to find rental space for them, is that written into their constitution, or how do they assure that will be done. Vandermeir stated that's a house by house issue, there's a couple of locations where they have enough parking for everybody but again most people don't show up with cars and a lot of their houses have zero parking spaces. They actually prefer to build at zero if they're developing in a new location. But, if it were needed and they were in excess of the 17 parking spaces, then yes, they would formalize agreements.

Tallman asked where the current University of Iowa scholarship recipients are residing. Vandermeir replied that freshmen and sophomores are in dorms and others are in apartments in the area, but again their goal is to have everybody under one roof because community living is a pillar of their scholarship.

Carlson asked if someone applies for this scholarship and is accepted how do they determine which school they go to. Vandermeir stated the student has to be able to get into that school. Ideally, it's preferential if they're able to attend schools in-state, that give the best tuition rate, the best bang for the buck, every dollar that they spend and invest in these communities is donated so they're careful about spending and try to be good stewards. When they apply for the scholarship the kids will put down what schools they've applied to and been accepted in, and then if there's available space in the scholarship houses at those schools then there's a much higher chance that they'll be able to end up there.

Carlson asked if they would require the current students vacate the dorms and apartments and move into the rooming house. Vandermeir replied yes, their goal has always been to have everybody living in a community together, it's just part of who they are, and that also includes graduate resident advisors that will live in the house and have supervisory roles.

Carlson asked if the students get their meals there also. Vandermeir explained that is a little bit different depending on location, they don't serve food in the houses often so what they'll typically do the scholars get meal jobs at sororities and as part of that they could make some money and also often get free food. If they're able to purchase meal plans, they'll purchase meal plans and if somebody can't afford that they find a way to make sure that people eat, but they are not planning on serving food in the house at this time. Some places bring in food from the outside, so it's more serving of food and not an operational cooking kitchen.

Tallman asked if they have 30 students currently at the University of Iowa and 10 more coming in, how many residents to graduate resident advisors do they typically have. Vandermeir stated they would plan on having two in the house.

Tallman noted she is concerned about deliveries more than onsite parking, with so many people using DoorDash and 46 individuals hungry at different times, that incline on Dubuque Street, she concerned about any negative effects of a delivery vehicle stopping on Dubuque Street for a delivery and sitting there and waiting and causing problems. She noted there's probably a way around that like making sure that deliveries actually come into the driveway and pull up into the parking lot instead of just sitting on the street with lights blinking.

Tallman also asked about the floor plans and noted there are only seven toilets for 46 people. Vandermeir explained the bathroom situation is something that they would address in interior renovations. He stated with renovations they build things the right way that's built to last and need to do the bulk of their renovations on the interior. They would refresh the exterior, with respect to the neighborhood right now it's overgrown and needs some love and some investment. They're prepared to make that investment but wouldn't radically change the outside, they would restore it.

Vandermeir also added that with regard to individual bedrooms in the house there's some single occupancy, but for the most part, it's double, triple occupancy.

Carlson noted regarding the student going to sororities or other places to get a job, can they get other kinds of jobs, are they allowed to work besides going to school. Vandermeir replied they are, their grades have to stay at a certain level or else they'll fall into probationary territory. They are allowed to work, these are not kids that are showing up with moms and dads credit cards.

Mike Welch (Shoemaker and Holland) is the civil engineer working with Evan Scholars Foundation on the property. Regarding the couple questions that came up earlier on the parking feasibility on that site, everything west of the existing driveway and parking lot falls off very quickly down to the river and then from the parking lot and the building down to the backyard of the property, there's a couple sets of stairs there and he estimates that's a 12 to 15 foot drop off. So if they looked at adding parking on the west side of the building, they would have to find a way to get vehicles down there, and then back up. It is just a very challenging site parking wise. They really tried every possible combination to expand that parking lot or find a way to squeeze

a few more cars in, and there just really isn't any more space in that lot, Welch also wanted to point out looking at the aerial photography available from Johnson County over the last few decades, in most cases there's more than 17 cars parked there. People are parked parallel on the driveway and they're double parked and tandem parked. They're parked in spots making others unable to get their cars out.

Carlson asked if this property flooded in 2008. Welch believes parts of the yard did but the building does sit up quite a bit from the river.

Carlson asked if there would be assigned parking spaces, or first come, first serve. Vandermeir replied they are assigned and would be given a house parking permit.

Welsch added with the question of deliveries, there is space with the 17 cars in the parking lot to still turn around and get back out so deliveries will have plenty of room.

Bob Downer has some personal knowledge with respect to this property, from having lived across the street for approximately four years from 1957 to 1961 and was in this property a number of times because of friends that live there. The occupancy during that period of time would have been in the 40s, that house was packed and some of the pictures showed parking there that was somewhat irregular and likely exceeded the applicable restrictions at that time. Downer stated there have been many more people that have lived there than the 17 or 19 that was talked about earlier. Downer is here as the attorney for the Phi Delta Theta House Association, the owner of this property, and have represented them for approximately two years as they first looked toward rejuvenating the chapter that had gone off campus, in part because of some disciplinary issues with the University of Iowa and also with some dissension apparently within the membership. Their goal when at first started was to reactivate this chapter and get a sufficient number of members there to occupy the house and support it financially. It became clear during the course of reviewing this it was not something that was feasible, for a period of time it looked like it might be but then those plans didn't come to fruition. The next thing that they looked at after trying to reconstitute the chapter was to find some use for it that would preserve the building and to maintain the structure roughly in its present configuration, and not see it demolished and more apartments constructed, which was true of a fraternity that adjoined this property on the south some years ago. So, when Evans Scholars manifested an interest in this property this was felt to be a perfect marriage between the interests of the seller and the buyer. It so happened that Downer had some knowledge with respect to the Evans Scholars Foundation because that's an organization that has been supported for many years by the Western Golf Association and he has good friend who's a lawyer in Bloomington, Indiana, who has served on the board of the Western Golf Association and spoke to Downer a number of years ago about the wonderful things that they were doing and wondered about the possibility of establishing a chapter on the University of Iowa campus. He noted these chapters are largely centered in the Midwest and in Big 10 institutions, not entirely but the vast majority of them do have a Big 10 location. Things Downer has learned about the Evans Scholars Foundation over the years is that they attract high quality young people who would not be able to afford a college education otherwise, and that they go out and contribute to their communities and are solid citizens. Downer thinks this would be an excellent addition to the University of Iowa, permitting them to have a location where all of their scholars could be housed under one roof. He stated the plans going forward are being developed by Evans and their team, Downer is just here on behalf of the seller to indicate support for this and also provide a little additional background.

Tallman asked how Downer would compare car ownership at college in the late 1950s, early 1960s, compared to now, how many students came to college with a car. Downer replied it was a significant number, parking has been a significant problem in Iowa City for as long as he's been around.

Jeff Clark (414 East Market Street) wanted to state this property is a beautiful property, he was involved with the Phi Delta Thetas back in the 1990s and it would be good to see it revitalized and used again. As far as the number of occupants back then, when he was involved as a member of Phi Delta Theta there was essentially between 30 and 40 members that lived in the house. Parking hasn't changed, it wasn't really a problem with that limited number of spaces. As far as putting parking in the backyard, that would destroy the look. He hopes that the Board approves this.

Jessie Singerman (219 Ronalds St.) lives a couple blocks from this property and wanted to say a couple of things with all due respect to the people that have spoken. She knows the fraternal orders aren't developers and they're not in it for the profit, but they've heard the same type of conversation about members of other fraternities in the area, in terms of the young people who live there and their character and so on. But truth be told the people who've spoken won't be living in the house and there are significant problems in the north side neighborhood due to a number of the fraternities there and the rental properties. The house might have been crowded in the 1960s, but the whole neighborhood is now crowded in 2025 and a lot of residential properties have been turned into rooming houses for students and so on. Singerman noted last fall where she lives, which is in the middle of the block, in her alley there's something like 50 cars parked between the fraternities and the rooming houses. They have a serious problem with noise. Also, with parking in particular on this property the reality is there might have been 17 parking spots there but there were way more than 17 cars in that lot, and they were double parked in back of each other. There was no room to turn around, they were parked up the driveway and would have to coordinate with each other to get in and out. It's a dangerous spot to turn into or out of onto Dubuque Street and what tends to happen is not so much that cars stop to make deliveries, but they try to make a left turn into the property and they have to stop and wait for the traffic to be able to turn so in the meantime traffic backs up on Dubuque Street so there will be more congestion with this issue, particularly if there are 46 people living there. Additionally, most people have cars these days, low income people have cars, most of the students who come to the University have a car. The cars have to go somewhere and typically if they don't have a parking spot then they go park on the street on the north side. Singerman noted she has had service providers that won't come to her home because there is no parking during the day. In particular, during the school year she has people come to work on her house and they have to park on the lawn because there is no parking. If she has guests coming she typically has to move her car out of her parking spot onto the street so people can park at her house where she usually parks. She is not making this up, it is a serious issue. Singerman understands this is a worthy objective and these kids sound really, really great, however if the developer wants to have 46 people there, they should be required to provide parking in accordance with the code.

Robin Christianson (721 North Linn Street) lives between Ronald and Brown Streets and the alley that goes straight down from Linn Street to Dubuque Street is a busy alley for cars coming through. Brown Street and Ronald Street are crowded so people decide to zip down that alley to

get onto Dubuque Street and that's a problem. Her concern is 46 people and possibly a lot of cars and their neighborhood is already congested with cars. Christianson noted when people are looking for parking at night, or even during the day, there's a lot of noise, and they have been subjected to an incredible amount of disturbances during the day and at night. The thought of having more people without parking, parking up on Linn and beyond, and walking down on Ronald Street or their alley, because they're probably not going to walk down Brown Street because that's very steep, is really just very disturbing and it is a problem. Christiansen asks that the Board take this seriously and really hopes that they do not allow 46 people to move in there. She acknowledges that they are nice people, but the students who are around them now have been a lot of problems, and they're trying to work it out with the University, the police, City, the fraternity organizations, and really hopes that these people stay to 19 and not bring more cars and congestion and disturbance to their neighborhood.

Kim Miller (721 North Linn Street) wanted to say he is impressed with the Evans Scholars and it sounds like a pretty good organization with quality kids moving into the neighborhood. However, having said that, that's not really the concern and it doesn't have anything to do with the variance that they're asking for. The reality is that there is a code for a reason. Right across the street from this property is 702 Dubuque Street which is also a fraternity, and it's also got a parking variance. There are 35 kids in that property and there are 10-13 parking spaces so there's already an issue with them finding parking spots. Adding another 40 kids into that neighborhood is going to exacerbate the problems that they see right now. Miller stated they run a bed and breakfast and their guests don't really appreciate being woken up at 2am on Thursday nights. It's like a clock going off, it's every Thursday night when the bars close, the guys in the fraternity come walking home and they are not quiet. They're in a good mood and having a good time, but they're walking down the alley and they're waking their guests up. With additional people parking in the neighborhood Miller stated they can be pretty confident that the problem is going to get worse and it does negatively impact the neighborhood, contrary to what the City staff seems to have determined without talking to any of the residents in the area. Miller asks that the Board not go along with this variance. There's the assumption that they have to expand the number of kids in that building for it to be a viable arrangement but likely no one has considered that the current number of people, 20, in that facility is probably totally fine. It's the assumption that they got to go to 46 because they have an ability to do a 50% variance is kind of a funny assumption.

Baker asked if the existing parking problem in that neighborhood is such that there really is no parking in that neighborhood. Miller replied that there is parking at night because it's an odd and even neighborhood so after 5pm anybody can park anywhere until 8am and not get ticketed. However, if a car is on the wrong side of the street at 8am, they are likely to get a ticket. So that means those looking for parking are going to have to go further east to find parking and probably create the problem of late night conversations and disruptions.

Vandermeir stated that nationally, with over 1200 getting close to 1300 kids in school, less than half of their kids are coming to campus with cars. All he can say is they will have 17 cars in that lot, permitted by their organization, and any overflow would have to be on campus or other parking arrangements that are paid for. That is what they do nationally. He stated they have 95 kids at University of Wisconsin with zero parking spaces and they're not all parking in the street, most of them didn't bring cars, and the few that did have paid parking arrangements elsewhere. He empathizes with the concerns and can only reiterate that they are different. They're in a lot of different college towns and parking is a huge problem everywhere, but they are a different

type of organization.

Carlson noted one of the concerns is noise and wanting a calm and peaceful neighborhood, does their facilities have hours or how do they deal with things like coming home at 2am on Thursday nights. Vandermeir acknowledged college campuses come alive on Thursday nights, their houses are supervised and have two graduate resident advisors at a minimum on each property and then an additional person assigned to watch the help desk and front door. They usually try to follow whatever noise ordinances in the area and make the houses quiet down, they can't do anything about what the neighbors do, but they try to police their own and try to play by the rules.

Carlson asked if residents are too loud do they get reprimanded. Vandermeir replied they try to run a tight ship and he thinks they're the very best at what they do. They are in a lot of different neighborhoods and don't typically have issues. There are penalty systems for people that don't follow the rules, they do get fined internally and they do the best they can to police it.

Singerman reiterated again, with no disrespect to the people who've spoken, what they have found is once these things are approved there is no accountability for the students in the houses, it's very hard to find any entity that actually has any control or any supervision of them. It may candidly sound good, but what actually happens is that the University has limits on what they can and will do, the police have limits on what they can and will do and they've had a very hard time finding anyone to actually hold student behavior to any level of accountability.

Baker closed the public hearing.

Carlson moved to recommend approval of EXC25-0004, to reduce the onsite parking requirement by 50% (from 34 to 17 parking spaces) for a Fraternal Group Living use at 729 North Dubuque Street.

Swygard seconded the motion.

Tallman acknowledged she is real familiar with situations like this, where there's property that is causing problems with the neighborhood, anything from trash delivery before seven in the morning to garbage not being properly disposed of and she has heard many promises during those years from developers. She wants to believe that there's a better way of doing things and it's always the case that some landlords or entities or fraternities are more responsive than others and some property owners have a good grip on the behavior of their tenants so that they don't get problems called into them, but her experience at the City of Iowa City with multifamily housing and fraternities and all that's associated with that she is familiar. Having someone who is really, truly accountable in a circumstance where there is a negative impact on a neighborhood is refreshing. It's not unheard of and she feels like this group is presenting at least a different mode of operation than what they've seen in some other instances. Tallman also acknowledged once a particular type of use is approved on a site under a condition that subsequent uses can come in, and as long as they don't change the population or the use, they don't always have the same entities having control over the property. Therefore, the decision that this Board makes, the thing that they need to remember, is that they're not just approving this for the Evans Foundation they're approving it for use that could continue if the Evans Foundation sells the property. She stated she is conflicted a little bit, she used to live in that neighborhood, and lived there for a long time so is very familiar with the parking problems, noise

problems, that exact alley and is hoping that Dubuque Street buffers and the fact that this property is across the street means less likely impacts to the existing situation on the east side of Dubuque Street.

Swygard agrees about the conflict about approving the amount of parking reduction for this use knowing in the future other owners may not be as careful with how they intend to handle the parking. She is very sympathetic with the neighbors but because Dubuque Street is wider now maybe it will provide some buffer. In her own part of town they are experiencing and will experience more the pressure of multifamily parking, and people do come into other neighborhoods to park, she knows that firsthand and experiences it, so that is a real big conflict for her. To go up to this maximum number of people in the house, 46, seems like a big jump.

Carlson noted this was a fraternity and this is a big house, so 40 probably is an appropriate population. The question is if they do not let this group come in with 40, who else is going to come in and do they want to lose this building and have it torn down and another apartment house built. There are a lot of things to be weighed here. She loves these old buildings and wants to see them stay. She wants to see groups come into them that respect the neighborhood. She lives on Jefferson Street and knows all about traffic and all about noise so can understand what the neighbors are talking about. She is wondering if there is a way that they can have this populated with a reasonable amount of people, which probably is 40, and still answer some of the things that the neighbors are concerned about. Carlson would like to see a rider or something put in that all people who live in the house, if they have a car, have to have it registered and the people who own the property have to find another place for them to park their car. This group has said that this is something that they're willing to do, but it would be a way of protecting it if they moved out and someone else moved in to protect the neighbors. She wants to find a compromise between the neighbors and the people here so that they can make this building work. She is also concerned about noise and perhaps a rider can be added for that as well. This would protect the neighborhood in the future, by adding conditions to the approval.

Tallman asked if they are supposed to focus themselves today on this application, and not who's going to continue this particular use in the future or is that something they can be considering with this application. Dulek replied it's about the what, not the who. So if it's granted for tonight, it can be for any other entity so if the Board wants to put conditions on for parking and can tie that to the special exception that would be imposed on the property so a subsequent user would have to adhere to it as well they can.

Baker ask a question about possible language for this concern approving this condition on the fact that the owner would be obligated to provide 17 offsite parking places through a permit process or whatever. Carlson stated they should be required to provide designated parking elsewhere for any number over 17.

Baker asked where would be that offsite parking be, in a parking ramp, where are they going to find this and are they going to provide offsite parking in a ramp 10 blocks away, is that a reasonable condition for the residents of this particular location. He stated people have a permit to park over at x ramp but really wants to park closer so they will still cruise the streets looking for parking so he is not sure this condition is a solution.

Swygard agreed, when she was in college and living in the dorm she had parking at the lot clear out by the sports center but found parking on the streets.

Baker is very self-conscious about creating a solution that's not really a solution to the problem, it sounds good on paper but it doesn't really solve the problem. He does not feel they can obligate the applicant to add parking spaces as that defeats the purpose of the code. He doesn't want to sound unsympathetic, but he doesn't think this application exacerbates the current problem in any noticeable way. Allowing 46 people in this place with 17 parking places is not going to change the problem in that neighborhood or exacerbate it in any noticeable degree.

Tallman agreed, they are all familiar with the problems of parking in Iowa City and it's not a problem that the applicant has brought in upon themselves.

Baker stated there are advantages to approving this as presented and the advantages of that are mitigating against the possible problems. He thinks this is the right application for this site at this time under these conditions and these restrictions.

Tallman stated regarding agenda item EXC25-0004 she does concur with the findings and conditions set forth in the staff report of July 9, 2025, and concludes that the general and specific criteria are satisfied, so unless amended or opposed by another Board member she recommends that the Board adopt the findings in the staff report for the approval of this exception. Swygard seconded the findings.

Carlson would hope that this group would be respectful of the neighborhood and thinks they probably will be but she wants to make sure that the neighborhood has a voice and that they know that the Board hears them and appreciates what they put up with on a daily basis. She wants to make that known clearly that is her concern, it is not that she doesn't want to see this happen, because she does, and this is probably the best solution for this building, she just doesn't want the neighbors to be negatively affected by it.

A vote was taken and the motion passed 3-0-1 (Carlson abstained).

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.

DISCUSSION ON CITY LAND DEVELOPMENT FEES:

Russett noted this discussion item was a request that the Board made after reviewing the application for the drive through at 21 Sturgis Corner which included a condition that staff recommended about paying a fee for the sidewalk to be installed by the City at a later date, and there were lots of questions about how the City accepts fees. Russett prepared a memo that was included in the agenda packet that gives some other examples of fees that the City collects and how they're spent. She stated some have deadlines for when the fees need to be spent, like the neighborhood open space fee which is collected and then must be spent within five years. Other examples, like the affordable housing in lieu fee which applies in the Riverfront Crossings District, the City accumulates the fund but there's no deadline for when it needs to be spent. Fees for in lieu of parking also have no deadline for when that must be spent and then there are cost sharing fees for street upgrades, which happen at the subdivision process, where, in certain instances staff will recommend approval of a subdivision but the applicant must provide a fee to the City for future construction of a roadway, or share the cost of a future

construction of the roadway that the City will take on at a later date.

Tallman stated when she read this over the summary it was very helpful but the question that remained was what mechanism triggered the ability to require a fee for installing a sidewalk, it wasn't a subdivision approval, it wasn't a neighborhood open space situation, it wasn't any of these examples specifically. Russett explained the example with 21 Sturgis Corner was a condition of the approval of the special exception. Staff recommended the fee in that instance, and staff could also recommend a fee as part of a condition of a rezoning.

Baker asked for clarification on the neighborhood open space fee, it says fees collected must be spent within five years within the specific parkland district period, so what happens after five years if it is not spent. Russett stated then the fees would be returned. Baker asked then regarding the affordable housing in lieu of, there's no deadline by which the fees must be spent so the money is kept in perpetuity until the City spends it. Russett confirmed that was correct. With parking in lieu, the developer must pay a fee for each space otherwise required, he is familiar with this because they did that a lot in planning and zoning, so that fee goes to the parking system. Russett noted in general, it's a fee to not provide a space on site so then the City uses that money for parking ramps but that doesn't guarantee the developer a specific spot in the ramps, it's just contributing to the overall system.

Baker asked if Russett has any idea of the amount of money that's currently being held that's with no deadlines. Russett is not sure what is currently being held for parking but for the affordable housing in lieu fee it's a significant amount of money in the millions of dollars, and the reason for that is they need to save it to spend on an affordable housing project. They will have to buy land, construct a multifamily building and that's millions of dollars so they need to accumulate a significant amount of money before they can actually spend. Baker doesn't disagree with that his original concern was based on the idea that the City was taking money in advance for work that was to be done. So why doesn't the City just collect the money when they do the work. Assess that property and collect the fee. Dulek stated Iowa City just doesn't do special assessments like that, but Coralville does.

Baker asked when there's sidewalk repairs required in Iowa City they just send the property owner a bill. Dulek confirmed that is correct but explained that's a type of assessment, but it's not for the construction of new right of way or new sidewalks, it's the repair of an existing sidewalk.

Baker noted there's a bookkeeping issue and a financial issue, the City is not spending the money until they actually do the right of way work so they don't need the money before then, but when the work is done somebody could be assessed the cost of their share of that work. Dulek stated there are special assessment processes that they can go through but they are cumbersome, they are expensive, and owners don't like it.

Baker noted there are two options, they can pay now for work that's going to be done indefinitely in the future, or they can pay when the work is done and the City is saying the owners prefer the pay in advance. Dulek stated that is just how the City does it, plus if the right of way gets put in in five years, the current owner may not own the property and there's no way to do a future lien on somebody else on a City right of way.

Tallman stated to speak from an enforcement recollection, it's a lot better guarantee to get that

money up front. She also noted it seems that it would behoove the City to do the work sooner, to not delay it unnecessarily because that fee is going to be based on the 2025 cost of labor and materials and so if it's 2030 when the work is actually done, the fee might cover half of what it costs. She stated practically speaking it's much simpler for the City to get the money up front as a condition of getting a building permit than it is to try to chase it down later.

Baker noted it would be better for the City to then collect the fee at the time of construction rather than earlier if the cost of labor and materials are going to be more. Tallman said that would work if it was as easy to collect in five years as it is to collect the fee at the time of a building permit that might be a reasonable argument.

CONSIDER MARCH 12, 2025 MINUTES:

Carlson moved to approve the minutes of March 12, 2025. Tallman seconded. A vote was taken and the motion carried 3-0 (Swygard not present for vote).

BOARD OF ADJUSTMENT INFORMATION:

Dulek noted the State passed a bill that requires all board and commission members to attend a training. It'll be probably 90 minutes and the State is putting together the training so there'll be more information forthcoming.

ADJOURNMENT:

The meeting was adjourned at 8:00 pm.

BOARD OF ADJUSTMENT
ATTENDANCE RECORD
2023-2025

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

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

Item Number: 4.c.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Climate Action Commission: August 4

Attachments: Climate Action Commission: August 4

MINUTES **FINAL**

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

MEMBERS PRESENT:	Emma Bork, Jamie Gade, Ben Grimm, Zach Haralson, Nadja Krylov, Wim Murray, Brinda Shetty, Michelle Sillman, Robert Traer
MEMBERS ABSENT:	Michael Anderson, Angie Smith
STAFF PRESENT:	Sarah Gardner, Diane Platte, Anne Russett
OTHERS PRESENT:	

CALL TO ORDER:
Gade called the meeting to order at 4:00.

APPROVAL OF JUNE 2, 2025 MINUTES:

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

ANNOUNCEMENTS:

Action items from last meeting (staff): none

Events:

- Cooling station at National Night Out, Aug. 5, 5:30-8 p.m. - Wetherby Park
- Volunteer Bike/Ped Count, Sept. 9-11
- Climate Fest, Sept. 19-25. Event descriptions and details at icgov.org/climatefest
    - Pop-Up Pocket Park, Sept. 19, 3:30-5:30 p.m., City Hall
    - Drive Electric Car Show, Sept. 20, 7:30 a.m.-noon, Farmers Market
    - Solar Energy Art Show and Tour, Sept. 22, 4-6:30 p.m., Airport
    - *Tending Iowa's Land* Read Aloud, Sept. 23, 10 a.m.-2 p.m., Lagoon Shelter House
    - Resilience Hub Hang Out, Sept. 24, 5-8 p.m., Bike Library
    - Film Screening, Sept. 25, 6:30-8 p.m., Dream City
- Other events in the community (commissioners): none

NEW BUSINESS:

Discussed legislative changes pertaining to open meetings law training requirements and increased penalties. Currently state law requires the trainings for new appointees to boards and commissions, though the city is asking all appointees to participate in the trainings as a refresher and to ensure everyone receives the same baseline of information.

- Open Meetings Laws Trainings: August 26, September 10, and September 24. Gardner will email commissioners with a reminder when sign-up portal reopens. Commission members were asked

to send a certificate of completion to Gardner to keep on file. An email in agenda packet summarizes the necessity of Open Meetings law training.

OLD BUSINESS:

Comprehensive Plan Discussion with Anne Russett

- Gardner invited commissioners to discuss issues of density, transportation, floodplain, and other comp plan considerations as they relate to climate. Russett answered questions that arose.
- Commissioners discussed different approaches to density: a highly dense middle and less dense areas elsewhere vs. a mix of densities in all new development
    - Krylov suggested a highly dense center would create more pedestrians, a favorable outcome for climate
    - Traer suggested current bus system could be seen as a template for development, and the availability of free Cambus is a community feature that should be more known.
    - Sillman noted her neighborhood has mixed density, an environment that has desirability/advantages. Bike lanes are beginning to better serve the area, and there are green spaces and dining options nearby.
    - Haralson pointed out neighborhood centers on the map. Densifying around neighborhood centers would make the effort more deliberate than using vacant lots for upzoning (because vacant lots become available haphazardly).
    - Gardner summarized the emerging consensus as promoting medium density neighborhoods around employment center "nodes" and along bus lines connecting them. The Commission affirmed this description.
- Commissioners asked Russett to define upzoning. Upzoning allows more intensity of development, i.e. single-family to multi-family or single-family to commercial.
    - Krylov asked how upzoning affects property values of adjacent properties. Russett noted no evidence of property values declining. Gardner asked whether consideration was generally given to character of the neighborhood, and Russett affirmed it was.
    - Gardner summarized the emerging consensus as are agreeable to upzoning if it is thoughtfully done within the character of the neighborhood. The Commission affirmed this summary.
- Commissioners discussed land use along the river.
    - Gade voiced support for the current language that protects green space by the river.
    - Sillman described a community that thoughtfully designed streets around the flood zone, using natural areas as buffers.
    - Gardner asked commissioners to identify an area in town where green space and commercial space interact well. Krylov suggested not all commercial development should be allowed in the floodplain, but commercial development that is set back from the river and supports its enjoyment by cyclists and pedestrians could be beneficial. trails. Haralson identified Riverfront Crossings Park as a successful design in this regard in that it integrates the park as a buffer between the river, with a mix of residential and commercial development situated beyond it.

Bork joined the meeting.

- Commissioners discussed whether development in the 500-year floodplain should be allowed if the structures are raised one foot above flood level as is currently allowed, or should future development be prohibited from that area similar to the 100-year floodplain. Shetty asked Russett to describe best practices for cities similar to Iowa City regarding development along the floodplain. Russett shared it would be unusual to prohibit all development in the floodplain, but it is not uncommon to see cities try to transform previously flooded residential areas into parkland. Gardner described regulations that allow buildings in the floodplain if designed to allow floodwaters to flow through unimpeded and described efforts to adapt floodplain development to the changing climate.
- Gade suggested the potential risks to residents such as having their property stranded residents during a flood might outweigh any benefit of building in floodplain, while for businesses that might be less of a concern. Krylov noted the expense of insurance. Bork asked to see a floodplain map. One can be reached via icgov.org/flood. The Commission looked at the floodplain map, noting the extent of impacted areas.

Russett left the meeting.

- Gardner asked commissioners if floodplain regulation should include creeks as well as rivers, noting historically cities have not regulated creeks in the same way but with increasing flooding seen in creeks, some long term planning could be necessary. Gade suggested talking to neighbors who live along creeks to work out areas of priority. Sillman asked how many creeks are in Iowa City, and expressed concern based on prior experiences in another community about residents being at risk as a result of being unaware of the flood history of their properties.
- Gardner summarized the emerging consensus as moving toward treating the 500-year floodplain the same as the 100-year floodplain. Commissioners agreed generally, but decided to not make a formal recommendation on new development in the floodplain for lack of specialized knowledge but instead offered a set of considerations to guide future development:
  - How would insurance factor into cost?
  - To what degree can the city regulate the type of commercial and industrial development that could be allowed and factors related to potential downstream impacts from those entities in the event of a flood?
- Gardner asked to return to the question of buyouts in terms of treating creeks similarly to rivers and if some distinctions should be made. Krylov asked about flood management in terms of regulating the flow of water versus regulating the development in the floodplain, and Gardner noted the management of rivers falls to the Corps of Engineers, while the management of structures in the floodplain falls to cities. Shetty asked about the number of residences potentially impacted by buyouts and how it might impact the current housing shortage.
- Gardner summarized the emerging consensus as not pursuing proactive buyouts along the creeks but to consider buyouts for those properties similar to river-affected properties should they be impacted by flooding. The Commission affirmed this summary.

- Commissioners discussed multimodal transportation.

  - Haralson noted that rail should be part of the mix in addition to bus, bike, and walking modes, to keep that discussion alive.
- Commissioners discussed EV charging vision.
  - Traer advocated to keep chargers downtown but not add chargers to peripheral areas unless user is likely to stay (i.e. grocery shopping).
  - Krylov noted that Iowa City has the most charging stations of any city in Iowa and suggested adding charging stations to parks might be unnecessary, raising concerns about the costs of EVs.
  - Haralson asked how far into the future the plan is supposed to extend, and Gardner answered 10-20 years.
  - Sillman suggested EV chargers at workplaces makes sense in addition to multifamily dwellings and asked if there was a way for the city to encourage charging at workplaces. Gardner shared that climate action staff have also considered wither churches could be incentivized to host EV charging stations, as a building type that is widely distributed with parking areas that could serve neighborhood needs for charging during weekdays.
  - Gardner offered to share EV registration data pulled for the regional climate action plan with Commission members as well as current pricing information on EVs to help provide some context for future discussions and suggested continuing the discussion at the next meeting with a question as to how EV charging amenities might fit into the concept of the 15-minute city.

Continued discussion of the prioritization scoring of Accelerating Iowa City's Climate Actions Plan was deferred to the September meeting.

- Gardner suggested having nearly completed the prioritization scoring for the action items related to buildings, it could be possible to move more swiftly through the action items related to transportation. She asked Commission member to review the update provided on the transportation items and assign preliminary scores and note any questions on the score sheet provided in the agenda packet.

PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA:

- None

RECAP:

Confirmation of next meeting time and location:

- Monday, September 8, 4-5:30 p.m. Emma J. Harvat Hall

Actionable items for commission and staff:

- Gardner will send an email reminder to sign up for the Open Meetings training. Gardner will ask parking staff to follow up on Dubuque ramp EV charger issues. Gardner will share EV data that might be helpful for continuing the discussion. Commissioners will think about transportation items and how to score them.

ADJOURNMENT:

Sillman moved to adjourn, Shetty seconded, and the motion carried. Meeting adjourned 5:30.

CLIMATE ACTION COMMISSION
ATTENDANCE RECORD
2024-25

NAME	TERM EXP.	8/5/24	9/8/24	10/7/24	11/18/24	12/2/24	1/6/25	2/3/25	3/3/25	4/7/25	5/5/25	6/2/25	8/4/25
Michael Anderson	12/31/2025	O/E	X	X	X	X	X	X	O/E	X	X	X	O/E
Emma Bork	12/31/2026						O/E	X	X	X	X	O/E	X
Michal Eynon-Lynch	12/31/2024	O/E	X	X	X	X	*	*	*	*	*	*	*
John Fraser	12/31/2024	X	X	X	O/E	O/E	*	*	*	*	*	*	*
Jamie Gade	12/31/2025	X	O/E	X	O/E	X	X	X	X	O/E	X	X	X
Ben Grimm	10/31/2026	O/E	X	X	X	X	X	O/E	X	O/E	O/E	X	X
Zach Haralson	12/31/2025	X	O/E	X	X	X	X	X	X	X	X	X	X
Nadja Krylov	12/31/2026						X	O/E	X	X	X	X	X
Wim Murray	MidAmerican Rep	X	X	X	X	O/E	X	O/E	X	X	O/E	X	X
Michelle Sillman	12/31/20025	X	X	O/E	X	X	X	X	X	X	X	X	X
Brinda Shetty	UI Rep	O/E	X	X	X	X	X	X	X	X	X	X	X
Angie Smith	12/31/2025	X	X	O/E	X	X	X	X	O/E	X	X	O/E	O/E
Gabe Sturdevant	12/31/2024	X	X	X	O/E	X	*	*	*	*	*	*	*
Robert Traer	12/31/2026						X	X	X	X	X	X	X

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

Item Number: 4.d.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Community Police Review Board: August 12 [See Recommendations]

Attachments: Community Police Review Board: August 12 [See Recommendations]

CITY OF IOWA CITY
MEMORANDUM

Date: September 5, 2025

To: Mayor and City Council

From: Connie McCurdy, Community Police Review Board Staff

Re: Recommendation from Community Police Review Board

At their August 12, 2025, meeting the Community Police Review Board made the following recommendation(s) to the City Council:

(1) Accept CPRB Fiscal Year 2025 (FY25) Annual Report
(2) Accept Public Report for CPRB Complaint #25-01

Additional action (check one)

☒ No further action needed
☐ Board or Commission is requesting direction from City Council
☐ Agenda item will be prepared by staff for City Council action

Community Police Review Board
Final Minutes – August 12, 2025

Call to Order: Chair Jensen called the meeting to order at 5:30 p.m.

Members Present: Colette Atkins, David Schwindt, Maurine Braddock Melissa Jensen, Audrey Moeller

Members Absent: Jessica Hobart-Collis

Staff Present: Staff Connie McCurdy, Legal Counsel Patrick Ford

Others Present: Police Chief Dustin Liston

Recommendations to City Council:
- Accept CPRB Fiscal Year 2025 (FY25) Annual Report
- Accept Public Report for CPRB Complaint #25-01

Consent Calendar:
- Draft minutes from the July 8, 2025, meeting

Motion by Schwindt, seconded by Atkins to adopt the consent calendar as presented.

Motion passed 5/0. Hobart-Collis was absent.

Correspondence:
Motion by Atkins, seconded by Schwindt to accept correspondence from Mary McCann included in the late handouts.

Motion passed 5/0. Hobart-Collis was absent.

New Business:

Police training on search warrants using Electronic Document Management Systems (EDMS):
Board member Braddock asked Police Chief Liston if search and arrest warrants are used and how much time it takes to get one. Liston said that it takes a while due to the amount of paperwork to be completed and the time it takes for the warrant to be reviewed by the County Attorney's office and a Judge.

Complainants who frequently contact police for scenarios that should go through DHS or other social service agencies:
Chair Jensen stated that this topic has been an item on previous agendas. Board member Braddock mentioned that those who frequently contact police can create frustration for the officers and she thinks it would be helpful for the officers to suggest to the complainants to review police policies and procedures as opposed to getting into a heated back and forth conversation.

Draft FY25 Annual Report:
Chair Jensen asked to have FY defined in the report as Fiscal Year with the date, and the City Code for summary dismissals be added as a reference.

Motion by Moeller, seconded by Schwindt to accept the draft FY25 annual report as amended and forward to City Council.

Motion passed 5/0. Hobart-Collis was absent.

Old Business:
None.

Public Comment of Items not on the Agenda:
Mary McCann thanked the Board for all they have done.

Board Information:
Board member Atkins thanked her peers for the good work they've done and for answering all her questions. Board member Braddock thanked everyone for their patience in answering her questions. Board member Schwindt commented on how much he enjoyed their conversations during the meetings.

Staff Information:
Police Chief Liston mentioned that at the August 5, 2025, Council meeting, the Council directed staff to draft an ordinance to dissolve the Community Police Review Board (CPRB). Liston mentioned that he and the City Manager will work on plans for what will be done in place of the CPRB. Liston thanked the Board members for all the work they've done over the years.

Future Meetings (subject to change):
None.

Executive Session:
Motion by Braddock, seconded by Atkins, to adjourn to Executive Session based on Section 21.5(1)(a) of the Code of Iowa to review or discuss records which are required or authorized by state or federal law to be kept confidential or to be kept confidential as a condition for that government body's possession or continued receipt of federal funds, and 22.7(11) personal information in confidential personnel records of public bodies including but not limited to cities, boards of supervisors and school districts, and 22-7(5) police officer investigative reports, except where disclosure is authorized elsewhere in the Code; and 22.7(18) Communications not required by law, rule or procedure that are made to a government body or to any of its employees by identified persons outside of government, to the extent that the government body receiving those communications from such persons outside of government could reasonably believe that those persons would be discouraged from making them to that government body if they were available for general public examination.

Open session adjourned: 5:58 p.m.

Return to Open Session:

Returned to open session: 6:36 p.m.

Motion by Schwindt, seconded by Atkins to accept the draft of the public report for complaint #25-01 as amended and forward to City Council.

Motion carried 5/0. Hobart-Collis was absent.

Adjournment:

Motion by Atkins, seconded by Moeller to adjourn.

Motion carried 5/0. Hobart-Collis was absent.

Meeting adjourned: 6:37 p.m.

Community Police Review Board
Attendance Record
Year 2024-2025

Name	Term Expires	10/08/24	10/16/24 Forum	11/12/24	12/10/24	01/14/25	02/11/25	03/11/25	04/15/25	05/13/25	06/10/25	07/08/25	08/12/25
Colette Atkins	06/30/28	X	X	X	X	X	X	X	O/E	X	X	O/E	X
Maurine Braddock	06/30/26	---	---	---	---	---	---	---	X	X	X	X	X
Ricky Downing	06/30/26	X	O/E	O/E	O/E	O/E	---	---	---	---	---	---	---
Jessica Hobart-Collis	06/30/26	X	X	O/E	X	X	X	X	X	X	X	X	O/E
Melissa Jensen	06/30/25	X	O/E	X	X	X	X	X	O/E	X	X	X	X
Jerri MacConnell	06/30/27	X	X	X	X	O/E	X	O/E	X	---	---	---	---
Saul Mekies	06/30/25	X	X	X	O/E	X	X	X	X	X	O/E	---	---
Audrey Moeller	06/30/29	---	---	---	---	---	---	---	---	---	---	X	X
David Schwindt	06/30/28	X	O/E	X	X	X	O/E	X	X	X	X	X	X

Key:

X = Present
O = Absent
O/E = Absent/Excused
NM = No Meeting
--- = Not a Member

COMMUNITY POLICE REVIEW BOARD FISCAL YEAR 2025 (FY25) ANNUAL REPORT

GENERAL RESPONSIBILITIES

Established in 1997, by ordinance #97-3792, the Iowa City Police Citizens Review Board formerly known as Citizens Police Review Board and now known as Community Police Review Board (hereafter referred as the CPRB), consisted of five members appointed by the City Council. In February of 2022, the Board increased to seven members as per ordinance #22-4873.

The Board was established to review investigations into claims of police misconduct, and to assist the Police Chief, the City Manager, and the City Council in evaluating the overall performance of the Police Department by reviewing the Police Department's investigations into complaints. The Board is also required to maintain a central registry of complaints and to provide an annual report setting forth the numbers, types, and disposition of complaints of police misconduct. The Board shall hold at least one community forum each year for the purpose of hearing views on the policies, practices, and procedures of the Iowa City Police Department. To achieve these purposes, the Board complies with Chapter 8 of the Iowa City Code and the Board's By-Laws and Standard Operating Procedures and Guidelines.

ACTIVITIES AND ACCOMPLISHMENTS FOR FY 2025 (July 1, 2024 – June 30, 2025)

Meetings

The CPRB tentatively holds monthly meetings on the second Tuesday and special meetings as necessary. During FY25 the Board held 13 meetings which included 1 Community Forum.

ICPD Policies/Procedures/Practices Reviewed By CPRB

The ICPD regularly provided the Board with monthly Use of Force Reports, Internal Investigation Logs, Demographic Reports, and various Training Bulletins. The Department also provided various General Orders for the Board's review and comment. A senior member of the Police Department routinely attended the open portion of the CPRB meetings and was available for any questions Board members had regarding these reports.

Presentations

In October 2024 the Board held its 17th Community Forum required by the City Charter. Board members introduced themselves and shared a summary of the Board duties. No correspondence was received from the public.

The forum was then opened to the public. Topics of discussion included what is the Board's authority, what is the role of the Staff Attorney, has the Board ever subpoenaed anyone, the amount of time police spend on matters not associated with police work, concerns about bicycles and scooters on sidewalks in the Ped Mall area, cameras not available to attest to an accident, the importance of the Board to the community, the possibility of mediation between the complainant and the officer, procedures and follow-up, and the Board's responsibilities beyond complaints and into advocacy at the City or State level.

Board Members

In October 2024 officers were nominated and voted on with Saul Mekies as Chair and Jerri MacConnell as Vice-Chair. Ricky Downing resigned from the Board in January 2025, and Maurine Braddock was appointed to fill the remainder of his term. Jerri MacConnell resigned from the Board in May 2025, and to date, no appointment has been made to fill the remainder of her term. Saul Mekies's term ended June 30, 2025, and Audrey Moeller was appointed to replace him. Due to the resignation of MacConnell and the completed term for Mekies, officers were nominated and voted on with Melissa Jensen as Chair and David Schwindt as Vice-Chair in June 2025.

COMPLAINTS

Number and Type of Allegations:

13 – Complaints (24-06, 24-07, 24-08, 24-09, 24-10, 24-11, 25-01, 25-02, 25-03, 25-04, 25-05, 25-06, 25-07)

5 – Public Reports (24-02, 24-05, 24-07, 24-08, 24-09)

5 – Complaints summarily dismissed pursuant to City Code 8-8-3 (E) (24-06, 24-10, 24-11, 25-03, 25-06)

1 – Complaints filed in FY25 are pending before the Board (25-01)

4 – Complaints filed in FY25 that are not being processed by the Board due to the State Legislature passing into law Senate File 311, which bans citizens from reviewing police conduct (25-02, 25-04, 25-05, 25-07).

ALLEGATIONS

Complaint #24-02

Allegation #1: Violation of 309.2 – Officer Response to Calls
Chief's Report Findings: NOT SUSTAINED
Board's Findings: NOT SUSTAINED

Allegation #2: Violation of 320.5.10 – Safety
Chief's Report Findings: NOT SUSTAINED
Board's Findings: NOT SUSTAINED

Complaint #24-05

Allegation #1: Violation of 320.5.9 – Conduct
Chief's Report Findings: NOT SUSTAINED
Board's Findings: NOT SUSTAINED

Allegation #2: Violation of General Order 00-01 – Search & Seizure
Chief's Report Findings: NOT SUSTAINED
Board's Findings: NOT SUSTAINED

Allegation #3: Violation of General Order 99-08 – Body Worn Cameras & In-Car Recorders
Chief's Report Findings: NOT SUSTAINED
Board's Findings: An additional allegation was included in the Chief's report: Body Worn Cameras & In-Car Recorders. The Board discussed during their September 10, 2024, meeting that the Complainant did not directly include this in their complaint report, thus the Board does not support that this was an allegation from the complainant and should not be documented as such. The Board understands, however, that General Order 99-08: Body Worn Cameras & In-Car Recorders will be amended in response to the circumstances involved in this complaint.

Complaint #24-07

Allegation #1: Violation of 320.5.9 – Conduct
Chief's Report Findings: NOT SUSTAINED
Board's Findings: NOT SUSTAINED

Complaint #24-08
Allegation #1: Violation of 320.5.9 – Conduct
Chief's Report Findings: NOT SUSTAINED
Board's Findings: NOT SUSTAINED

Allegation #2: Violation of 323.5 – Required Reporting
Chief's Report Findings: NOT SUSTAINED
Board's Findings: NOT SUSTAINED

Complaint #24-09
Allegation #1: Violation of Section 320.5.9(f) – Conduct
Chief's Report Findings: NOT SUSTAINED
Board's Findings: NOT SUSTAINED

Allegation #2: Violation of Section 300.3 – Use of Force
Chief's Report Findings: NOT SUSTAINED
Board's Findings: NOT SUSTAINED

Allegation #3: Violation of Section 312.3 – Search & Seizure
Chief's Report Findings: SUSTAINED
Board's Findings: SUSTAINED

Complaint #25-01
Allegation #1: Violation of Section 320.5.10(e) – Safety
Chief's Report Findings: NOT SUSTAINED
Board's Findings: NOT SUSTAINED

Allegation #2: Violation of Section 320.5.9(f) – Conduct
Chief's Report Findings: NOT SUSTAINED
Board's Findings: NOT SUSTAINED

Level of Review

The Board decided, by simple majority vote, the level of review to give each report, selecting one or more of the six levels specified in the City Code per complaint:

Level a	On the record with no additional investigation	4
Level b	Interview or meet with complainant	0
Level c	Interview or meet with named officer	0
Level d	Request additional investigation by Chief or City Manager, or request police assistance in the Board's own investigation	1
Level e	Board performs its own additional investigation	0
Level f	Hire independent investigators	0

Complaint Resolutions
The Police Department investigates complaints to the CPRB of misconduct by police officers. The Police Chief summarizes the results of these investigations and indicates in a report (the Chief's Report) to the CPRB whether allegations are sustained or not sustained. (If complaints are made against the Chief, the City Manager conducts the investigation and prepares and submits the reports.) The Board reviews both the citizens' complaint and the Chief's Report and decides whether its conclusions about the allegations should be sustained or not sustained. The Board prepares a report which is submitted to the City Council.

Of the 13 allegations listed in the 13 complaints for which the Board reported, 1 was sustained, 11 were not sustained, and 1 allegation was not supported by the Board.

Comments
The Board made comments and/or recommendations for improvement in police policy, procedures, or conduct in 1 report.

Complaint #24-05
An additional allegation was included in the Chief's report: General Order 99-08, Body Worn Cameras & In-Car Recorders. The Board discussed during their September 10, 2024, meeting that the Complainant did not directly include this in their complaint report, thus the Board does not support that this was an allegation from the complainant and should not be documented as such. The Board understands, however, that General Order 99-08 will be amended in response to the circumstances involved in this complaint.

Name-Clearing Hearings
The ordinance requires that the Board not issue a report critical of the conduct of a sworn officer until after a name-clearing hearing has been held. During this fiscal period, the Board did not schedule any name-clearing hearings.

Complaint Histories of Officers
City ordinance requires that the annual report of the CPRB must not include the names of complainants or officers involved in unsustained complaints and must be in a form that protects the confidentiality of information about all parties. In the 13 complaints covered by the FY25 annual report, a total of 13 officers were involved with allegations against them.

ICPD Internal Investigations Logs
The Board reviewed the quarterly ICPD Internal Investigations Log, provided by the Chief of Police.

COMPLAINT DEMOGRAPHICS
The following is demographic information from the 13 complaints that were completed in this fiscal year. Because complainants provide this voluntarily, the demographic information may be incomplete.

Age:
(3) 18-25 (1) 26-35 (3) 36-45 () 46-55 () 56-64 () 65+

Disability:
(1) Physical (1) Mental (5) None

Annual Household Income:
(1) 100K+ (1) 75-99K () 50-75K (1) 25-49K (4) Under 25K

Gender:
(2) Female (5) Male () Other

Sexual Orientation:
(1) LGBTQ (4) Heterosexual (2) Other

Ethnic Origin:
(5) Black/African-American () Hispanic () Asian/Pacific Islander (2) White/Caucasian
() American Indian/Alaska Native ()Other

Were you born in the United States?
(5) Yes (2) No

Religion:
() None (2) Other

Marital Status:
() Married (7) Single () Divorced () Separated () Widowed () Other

* Information is reported as presented by the person completing the form.

BOARD MEMBERS:
Colette Atkins
Maurine Braddock
Ricky Downing (resigned January 2025)
Jessica Hobart-Collis
Melissa Jensen, Chair
Jerri MacConnell, Vice-Chair (resigned May 2025)
Saul Mekies, Chair (term completed June 30, 2025)
Audrey Moeller
David Schwindt, Vice-Chair

COMMUNITY POLICE REVIEW BOARD
A Board of the City of Iowa City
410 East Washington Street
Iowa City, IA 52240-1826
(319) 356-5041

2025 AUG 12 PM 6:49
CITY CLERK
IOWA CITY, IOWA

Date: August 12, 2025

To: City Council
Complainant
City Manager
Chief of Police
Officer(s) involved in complaint

From: Community Police Review Board

Re: Investigation of CPRB Complaint #25-01

This is the Report of the Community Police Review Board's (the "Board") review of the investigation of Complaint CPRB #25-01 (the "Complaint").

BOARD'S RESPONSIBILITY:

Under the City Code of the City of Iowa City, the Board's responsibilities are as follows:

1. The Board forwards all complaints to the Police Chief, who completes an investigation. (Iowa City Code Section 8-8-7(A).)

2. When the Board receives the Police Chief's report, the Board *must* select one or more of the following levels of review, in accordance with Iowa City Code Section 8-8-7(B)(1):

    a. On the record with no additional investigation.
    b. Interview /meet with complainant.
    c. Interview /meet with named officer(s) and other officers.
    d. Request additional investigation by the police chief, or request police assistance in the board's own investigation.
    e. Perform its own investigation with the authority to subpoena witnesses.
    f. Hire independent investigators.

3. In reviewing the Police Chief's report, the Board *must* apply a "reasonable basis" standard of review. This means that the Board must give deference to the Police Chief's report, because of the Police Chief's professional expertise. (Iowa City Code Section 8-8-7(B)(2)).)

4. According to Iowa City Code Section 8-8-7(B)(2), the Board can recommend that the Police Chief reverse or modify the Chief's findings *only* if:

    a. The findings are not supported by substantial evidence; or
    b. The findings are unreasonable, arbitrary or capricious; or
    c. The findings are contrary to a police department policy or practice, or any federal, state or local law.

5. When the Board has completed its review of the Police Chief's report, the Board issues a public report to the city council. The public report must include: (1) detailed findings of fact; and (2) a clearly articulated conclusion explaining why and the extent to which the complaint is either "sustained" or "not sustained ". (Iowa City Code Section 8-8-7(B)(3)).)

6. Even if the Board finds that the complaint is sustained, the Board has no authority to discipline the officer involved.

BOARD'S PROCEDURE:

The Complaint was initiated by the Complainant on 02/26/2025. As required by Section 8-8-5(B) of the City Code, the Complaint was referred to the Chief of Police for investigation.

The Chief's Report was filed with the City Clerk on 05-22-2025. As per Section 8-8-6(D) of the City Code, the Complainant was given the opportunity to respond to the Chief's report.

The Board voted on 07-08-2025 to apply the following Level of Review to the Chief's Report: "On the record with no additional investigation, pursuant to Iowa City Code Section 8-8-7(B)(1)(a)."

The Board met to consider the Report on 07-08-2025 and 08-12-2025.

Prior to the 07-08-2025 meeting, the Board had the opportunity to review the complaint, the Police Chief's report, the Complainant's response to the Chief's report, and to watch and listen to body worn camera and/or in-car camera footage showing the interaction between the officers and the Complainant.

FINDINGS OF FACT:

On the evening of February 22, 2025, the Complainant was driving south on Dubuque St, and passed a vehicle on the right, that was waiting to turn left, or east, onto Iowa Avenue. A squad car, headed north on Dubuque St, began a left-hand turn (west) on to Iowa Avenue. The Complainant passed the vehicle in front of him on the right, and almost collided with the north bound squad car, which was in the process of turning west. The Complainant then began following the squad car, flashing his headlights, and then stopped behind the squad car at the next intersection of Iowa and Clinton. The Complainant got out of his vehicle and approached the window of the squad car, demanding the officer's business card. The officer repeatedly advised the Complainant to step away from the vehicle. The officer then called for another unit to respond and talk to the Complainant, as he could not talk with the Complainant with a detainee in the squad car.

The responding officer arrived and spoke with the Complainant who was animated and still blocking traffic with his vehicle. The Complainant was advised he was creating an unsafe condition and if he wished to file a complaint, to do so with a supervisor. The Complainant went to the Iowa City Police Department (ICPD) and spoke with a supervisor. The Complainant eventually said he would file a complaint with a different officer. The Complainant was issued two traffic citations.

COMPLAINANT'S ALLEGATION #1 – Violation of Section 320.5.10(e) of the Department's Safety policy which prohibits unsafe or improper driving habits or actions in the course of employment or appointment.

Chief's conclusion: Not sustained

Board's conclusion: Not sustained

Basis for the Board's conclusion:

The Complainant alleges the initial officer was driving in an unsafe manner. The Complainant's passing of a turning vehicle on the right, when there was only one southbound lane of traffic available, created the unsafe condition. The officer's driving was consistent with traffic laws and did not contribute to the unsafe condition.

COMPLAINANT'S ALLEGATION #2 – Violation of Section 320.5.9(f) of the Department's standards of conduct, which prohibits "Discourteous, disrespectful or discriminatory treatment of any member of the public, or any member of the department or the City."

Chief's conclusion: Not sustained

Board's conclusion: Not sustained

Basis for the Board's conclusion:

The Complainant alleges the officer was disrespectful of him. Although the officer appeared to be frustrated in dealing with the Complainant, who also seemed frustrated, the officer's behavior was not a violation of the Departments standard of conduct.

COMMENTS:
None

Connie McCurdy

From: Jensen, Melissa A <melissa-a-jensen@uiowa.edu>
Sent: Tuesday, September 2, 2025 9:00 PM
To: Connie McCurdy
Subject: Fwd: [External] DRAFT Minutes from the August 12, 2025 CPRB Meeting
Attachments: We sent you safe versions of your files; image007.png; image008.png; image009.png; image010.png; image011.png; image006.png; 8-12-25 mtg mintues to Melissa for approval.pdf

**** This email originated outside of the City of Iowa City email system. Please take extra care opening any links or attachments. ****
Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message is from an external sender.

Sorry, we had to hustle to Council Bluffs for an ill family member. I took a Quick Look, minutes look fine. Thank you!
Mj

Begin forwarded message:

> **From:** Connie McCurdy <CMcCurdy@iowa-city.org>
> **Date:** August 26, 2025 at 15:26:06 CDT
> **To:** "Jensen, Melissa A" <melissa-a-jensen@uiowa.edu>
> **Subject: [External] DRAFT Minutes from the August 12, 2025 CPRB Meeting**
>
> Hi Melissa,
>
> As your last official act as Chairman, please review the attached draft minutes and respond to this email as approved or approved as amended noting the amendments.
>
> Thank you!

Item Number: 4.e.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Library Board of Trustees: July 24

Attachments: Library Board of Trustees: July 24

Iowa City Public Library Board of Trustees Meeting Minutes

July 24, 2025
2nd Floor – Boardroom
Regular Meeting - 5:05 PM

FINAL

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

Members Present: Bonnie Boothroy, Joseph Massa, Claire Matthews, Kelsey Patrick-Ferree, John Raeburn, Robin Paetzold (remote), Cory Schweigel-Skeers, Dan Stevenson, Kalmia Strong.

Members Absent: None.

Staff Present: Anne Mangano, Jason Paulios, Brent Palmer, Angie Pilkington, Amanda Ray, Katie Roche.

Guests Present: Gary Sanders.

Call Meeting to Order. Stevenson called the meeting to order at 5:08 PM. A quorum was present. Introductions were made for the new members.

Approval of July 24, 2025 Board Meeting Agenda. Stevenson asked for approval of the agenda. Raeburn made the motion, Boothroy seconded. Motion passed.

Public Discussion. Stevenson shared board policy on public comment. Gary Sanders approached the Board. He said he's been a resident since 1978 and has had lots of contact with the previous library directors. He urged the Board to appoint Anne Mangano as the permanent library director.

Items to be Discussed.

Strategic Planning Update. Mangano gave an update of the strategic plan, reviewing the last six months. This is a public document, but intended for the library board, and will be presented differently for other audiences. Raeburn passed out a document with changes that had not been sent out previously and is primarily grammatical errors and diction. Patrick-Ferree commented on hearing loop updates and asked if the library has reached out to local audiologists to inform their patients. Roche suggested the Foundation could assist with getting the word out. Mangano said we have the existing

technology available and will adopt improvements as they are developed.

Library Board of Trustees Annual Report. Stevenson asked for feedback or thoughts. Paetzold said this was a collaboration between the Board and staff. Mangano said it will come back in August and changes can be adopted. Boothroy suggested adding collaboration between the library and other city departments. Stevenson passed to Raeburn for diction and usage suggestions. Raeburn discussed the requested changes from the shared document of edits. An edited report will be shared in the August board packet for approval.

Staff Reports.

Interim Director's Report. Mangano discussed open meetings and records training and will send new dates as they come up from Iowa Public Information Board. Matthews recommended the training. Mangano added city council may require it.

Departmental Reports: Adult Services. Paetzold asked if Paulios is satisfied with the numbers from the Summer Reading Program. Paulios said completions are down, but it doesn't feel that way from the responses seen at the service desks. The biggest change was to the completion prize. We are no longer giving out paperback books for financial reasons. The library decided to put the Friends gift toward program experiences, and offering a coupon to the Book End as a completion prize. Paulios has ideas for tweaking it for next year. Roche said coupons have been redeemed very happily at the Book End, and also increased sales, so Friends are happy to continue offering it. Matthews asked if Book End differing from the Library's open hours was an issue. Roche responded that there aren't enough volunteers to keep it open the same hours. Paulios said the coupon worked really well during the weekend book sale. Program attendance is the same or higher than previous years.

Community & Access Services. Helmick not present, addressing the United Nations (noted in director report), Pilkington was available to answer questions. Pilkington mentioned the upcoming public reception for Helmick. Boothroy asked for a rundown of the event.

Development Report. Roche mentioned the gift for the snack program with more details coming in the next board packet. Matthews thanked the Foundation for all the work they do and that it was great to see budget lines increase.

President's Report. Paetzold mentioned the open position on the board of trustees, and someone to join the Friends Foundation. Also mentioned the working group for hiring the new director and that there will be updates in August.

Announcements from Members.

Foundation Updates. FY26 Memorandum of Understanding between the Friends Foundation Board of Directors and the Iowa City Public Library Board of Trustees. This will be approved and signed later.

Advocacy Updates. Paetzold and Matthews have no updates. Paetzold asked for the new members to be involved in the fall. Matthews said it's based on how the legislative session goes, and it's not a year-round commitment. They post value statements, advocate and support the staff. Roche added that the Iowa Library Association Government Affairs committee is working to turn around interpretation of

legislation in a more timely manner, and members can get on that mailing list for those communications. Paetzold asked when new board members get added to ILA. Mangano will discuss with Jen Royer. Mangano said there's an opportunity in December to talk to Johnson County officials.

Stevenson is stepping down to run for school board effective August 1st. He thanked the staff for all the help, and the board for the collegiality and strong work. Paetzold asked if the library is reopening search or using previous applications. Mangano said they will post again on August 5th.

Communications. None.

Consent Agenda. Stevenson asked for comments and approval. Motion to approve from Massa, seconded by Boothroy. Motion passed.

Set Agenda Order for August Meeting. Continuing education on intellectual freedom, appointment of new vice-president and foundation board roles, and adoption of the trustee's annual report are on the docket for August. Paetzold said there may be an item on director position discussion. Matthews asked Paulios for brief updates on Summer Reading.

Paetzold thanked Stevenson for his time served on the board.

Adjournment. Stevenson adjourned the meeting at 5:50 PM.

Respectfully submitted,

Amanda Ray

IOWA CITY PUBLIC LIBRARY

Board of Commissions: ICPL Board of Trustees
Attendance Record

Name	Term Expiration	9/26/2024	10/24/2024	11/21/2024	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
Boothroy, Bonnie	6/30/2029	X	X	X	X	OE	X	X	X	X	OE	X	X	X
Johnk, DJ	6/30/2025	X	X	X	OE	OE	X	X	OE	X	X	OE	TE	TE
Massa, Joseph	6/30/2027	X	X	OE	X	X	X	X	X	X	OE	X	X	X
Matthews, Claire	6/30/2023	X	X	X	O	X	X	X	X	X	OE	O	X	X
Paetzold, Robin	6/30/2023	X	X	X	OE	X	X	X	X	X	X	X	X	X
Patrick-Ferree, Kelcey	6/30/2031												X	X
Raeburn, John	6/30/2027	OE	X	X	X	X	X	X	X	X	X	X	X	X
Rocklin, Tom	6/30/2025	OE	X	X	X	X	X	X	X	X	OE	X	TE	TE
Schweigel-Skeers, Cory	6/30/2031												X	X
Shultz, Hannah	6/30/2025	X	X	X	X	OE	X	OE	X	X	X	X	TE	TE
Stevenson, Daniel	6/30/2027	X	OE	X	X	X	X	OE	X	X	X	OE	X	R
Strong, Kalmia	6/30/2031												X	X

KEY:

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

Item Number: 4.f.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Senior Center Commission: July 17

Attachments: Senior Center Commission: July 17

MINUTES
SENIOR CENTER COMMISSION
July 17, 2025
Room 311, Iowa City Senior Center

Members Present: Nancy Ostrognai, Jay Gilchrist, Kate Milster, Lee McKnight, Warren Paris**,** Betty Rosse

Members Absent: Mary McCall

Staff Present: LaTasha DeLoach, Kristin Kromray

Others Present: None

CALL TO ORDER:

The meeting was called to order by Gilchrist at 4:00 PM.

RECOMMENDATIONS TO COUNCIL:

None.

APPROVAL OF MINUTES FROM THE MAY 15, 2025, MEETING:

Motion: To accept the minutes from the May 15, 2025 meeting as amended. Motion carried on a 6/0 vote. Paris/Ostrognai

PUBLIC DISCUSSION:

None.

OPERATIONAL OVERVIEW:

DeLoach highlighted a number of programs including the various social walking opportunities, making a gourd nightlight, upcoming summer concerts for New Horizons Band and Voices of Experience, intergenerational puzzle competition, and speed friendshipping. Looking into the fall there will be the Soul Train Block Party on September 20th, Pickleball Jamboree in October, and a new collaboration with the library called Grandbabies.

SHIIP counselors are gearing up for open enrollment period this fall. One challenge this year is that the University of Iowa has a plan for its retirees that is no longer going to be an option. The SHIIP counselors have been working with the University and these people, so they are prepared to switch to a different

insurance plan during open enrollment. There are around 900 people who this change will affect.

The window and exterior door replacement project will begin the second week of August. The HVAC digital control project will occur this fall. There will be a request for proposal for the design phase of the interior project later this year.

DeLoach reported there are new open meetings laws at the state level. All members in appointed commission positions will need to attend an education course when they are appointed.

COMMISSION OVERVIEW:

McKnight asked about what DeLoach envisions for the interior design. DeLoach recapped the general plan but noted that the master plan was finished in 2020/2021 and many things have changed since then. The interior design phase will be about what parts of the plan still work and what items might change. Milster asked about the elevator, which is scheduled to be updated in the future.

Ostrognai asked about the possibility of reopening the grand staircase. DeLoach explained the concerns about it being open to the public, which include the step irregularities and that there are not railing on both sides, and none at the bottom. People have fallen on these stairs, which is why they will remain closed.

Milster noted the trip to Davenport was fun.

Meeting Adjourned.

Senior Center Commission Attendance Record

Name	Term Expires	8/15/24	9/19/24	10/17/24	11/21/24	12/19/24	1/16/25	2/20/25	3/20/25	4/17/25	5/15/25	6/19/25	7/17/25
Betty Rosse	12/31/26	O/E	X	X	X	O/E	X	X	NM	O/E	X	NM	X
Jay Gilchrist	12/31/25	X	X	O/E	X	X	X	X	NM	X	X	NM	X
Mary McCall	12/31/27	--	--	--	--	--	X	O/E	NM	X	O/E	NM	O/E
Angela McConville	12/31/24	X	X	X	O/E	X	--	--	--	--	--	--	--
Lee McKnight	12/31/27	X	X	X	O/E	O/E	O/E	X	NM	X	X	NM	X
Kathryn Milster	12/31/27	--	--	--	--	--	X	X	NM	X	X	NM	X
Nancy Ostrognai	12/31/26	X	X	X	X	X	X	X	NM	X	X	NM	X
Ross Taylor	12/31/24	O	X	O	O	O	--	--	--	--	--	--	--
Warren Paris	12/31/25	O	X	O	X	X	O/E	X	NM	X	X	NM	X

Key: X =Present O =Absent O/E =Absent/Excused NM =No meeting -- = Not a member

Item Number: 5.d.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

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. [Pink Clouds Smoke Shop, 221/223 S. Gilbert St.]

Attachments: Resolution

Executive Summary:
Pursuant to Iowa Code §453A.47A, a retail permit is required to sell tobacco, tobacco products, alternative nicotine products, or vapor products at any place of business or through delivery sales. All permits provided for in Iowa Code §453A.47A expire on June 30 of each year and require payment of the applicable fee established in Iowa Code §453A.47A(7). The Iowa Department of Revenue implements the retail permit requirements of Iowa Code §453A.47A. The City Clerk's Office issues all permits for retailers located within city limits. As part of the retail permit process, the Iowa Department of Revenue requires applications be approved by the City Council once the City receives the completed application and the appropriate fee is paid.

Background / Analysis:
During the 2024 legislative session, the Iowa legislature enacted Iowa Code §453E.3, which regulates and taxes the sale of devices effective January 1, 2025. Per the legislation, a "device" is defined as any equipment or product, made in whole or in part of glass or metal, that is designed for use in inhaling through combustion tobacco, hemp, other plant materials, or a controlled substance. A device retailer shall only display and sell devices in a location of a retail outlet where the device retailer ensures that the devices are not visible to a person younger than twenty-one years of age and where no person younger than twenty-one years of age is present or permitted to enter at any time. Based on this legislation, we have included 'device' in the permit approval resolution and will indicate the permit type for which each business has applied.

Prepared by: Wendy Mayer, License Specialist, 410 E. Washington St., Iowa City, IA 52240 (319) 356-5042

Resolution Number:_____

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.

Whereas, applications for Tobacco/Tobacco Products/Alternative Nicotine Products/ Vapor Products/Device Retail permits have been submitted and filed with the City Clerk; and

Whereas, the applicants have filed the proper application and fees as required by the Iowa Department of Revenue; and

Whereas, applications are presented to City Council for approval.

Now, Therefore, be it Resolved by The City Council of Iowa City, Iowa, That:

Section 1. The City Clerk is hereby authorized and directed to issue a permit to the following named applicants and locations to sell the following products:

Effective from: September 17, 2025 to June 30, 2026.

Business Name	**Business Address**	**Permit Type**
Pink Clouds Smoke Shop	221/223 S. Gilbert St.	Tobacco Permit
Pink Clouds Smoke Shop	221/223 S. Gilbert St.	Device Permit

Passed and approved this _____ day of _____, 20_____.

_____
Mayor

Approved by

Attest:_____
City Clerk

_____
City Attorney's Office

Item Number: 6.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Resolution approving an agreement with the Downtown District to allow the sale, consumption, and possession of beer during Oktoberfest on City streets.

Prepared By:	Susan Dulek, First Ass't. City Attorney
Reviewed By:	Geoff Fruin, City Attorney
Fiscal Impact:	none
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Resolution 2025 Oktoberfest agreement

Executive Summary:
The City Code allows non-profit corporations to permit persons to consume and possess alcohol on public right-of-way under limited circumstances. The Downtown District would like to be able to sell beer in on City streets and City parking lot as shown on the map attached to the agreement during Oktoberfest on Sept. 20. This resolution approves the agreement which is substantially similar to the agreement in past years.

Prepared by: Susan Dulek, First Asst. City Attorney, 410 E. Washington St., Iowa City, IA 52240 (319) 356-5030

Resolution No. _____

Resolution approving an agreement with the Downtown District to allow the sale, consumption, and possession of beer during Oktoberfest on City streets.

Whereas, section 4-5-3D of the City Code allows private entities to sell and their customers to consume and possess alcohol in city parks and on public right-of-way under limited circumstances; and

Whereas, the Downtown District would like to be able to sell beer in a demarcated area on City streets and City parking lot during Oktoberfest; and

Whereas, it is in the City of Iowa City's interest to execute the attached agreement.

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

The City Manager is authorized to sign the attached agreement and any needed amendments.

Passed and approved this _____ day of September 2025.

_____
Mayor

Approved by:

Attest:_____ _____
City Clerk City Attorney's Office

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

Ayes:	Nays:	Absent:
_____	_____	_____ Alter
_____	_____	_____ Bergus
_____	_____	_____ Harmsen
_____	_____	_____ Moe
_____	_____	_____ Salih
_____	_____	_____ Teague
_____	_____	_____ Weilein

Drafted by: Susan Dulek, Ass't. City Attorney, 410 E. Washington St., Iowa City, IA 52240;319/356-5030

2025 AGREEMENT BETWEEN THE CITY OF IOWA CITY AND IOWA CITY DOWNTOWN SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT TO ALLOW THE TEMPORARY AND LIMITED SALE, CONSUMPTION, AND POSSESSION OF BEER DURING OKTOBERFEST

This Agreement is made between Iowa City Downtown Self Supported Municipal Improvement District, d/b/a Iowa City Downtown District ("District") and the City of Iowa City, a municipal corporation ("City"), in Iowa City, Iowa.

WHEREAS, District is an "authorized entity" as that term is defined in section 4-5-3D of the City Code;

WHEREAS, District has applied for a license to sell beer during the Northside Oktoberfest; and

WHEREAS, the parties wish to enter into an agreement to allow District to sell beer to allow persons to possess and consume beer under limited circumstances on downtown City streets.

THE PARTIES THEREFORE AGREE AS FOLLOWS:

1. Authorized Site. In consideration for District's promises herein, the City agrees to allow District control over the area in the 200 - 300 block of Market Street, the City parking lot in the 300 block of Market Street, and 100-200 block of N. Linn St. on September 20, 2025 from 5:00 am to 10:00 pm as shown on the diagram which is attached, marked Exhibit A, and incorporated herein ("Authorized Site") with alcohol to be sold, consumed, and possessed only from 11:00 am to 6:00 pm. District must allow members of the public not participating in the event to walk through the Authorized Site on the sidewalk.
2. Term. This agreement shall be in effect only on September 20, 2025, for Oktoberfest.
3. Access. District shall take all reasonable steps to ensure that only persons over twenty-one (21) years of age have access to beer and wine. Said reasonable steps include, but are not limited to, ensuring that: a) all persons over twenty-one (21) years of age shall be provided a wrist band and an approved container upon purchase of beer or wine; and b) no one may possess an open container of beer or wine unless it is in an approved container and the person is wearing a wrist band. Approved container means a glass or cup that is approved by the City prior to the event. If the District observes anyone in possession of an open container of beer or wine (or any type of alcohol) that is not in an approved container or anyone in possession of an approved container with beer or wine who does not have a wrist band, the District shall immediately request that the person pour out the liquid. If the person refuses to do so, the District shall immediately contact the Iowa City Police Department.
4. License. This agreement is void if District does not have a license to sell beer and wine on the authorized site on September 20, 2025.

5. Sale of Beer/Wine and Alcohol Restrictions. District shall only sell beer and wine to a person who is over twenty-one (21) years of age. District acknowledges that the authorized sites are subject to all applicable alcohol restrictions in the City Code.

6. Advertisement. District shall not, nor shall it allow anyone to, erect or place any sign or other matter advertising any brand of alcoholic liquor, beer, or wine upon the authorized site with the exception that signage may be placed on the interior and exterior tent walls. Sponsorship signage unrelated to businesses selling alcohol, beer, wine, or tobacco will be allowed.

7. Inspection. City staff, including the Iowa City Police Department, may periodically inspect the authorized sites without any prior notice to determine compliance with the terms of this agreement.

8. Debris and Trash. District shall be solely responsible for collecting all debris and trash from the authorized sites, and the City shall then remove the debris and trash. If District fails to do so and if City staff has to collect the debris and trash from the authorized sites, District may be responsible for the cost incurred by the City, including staff time, and shall pay the costs in full within thirty (30) days of receiving an invoice.

9. No Smoking. Smoking is prohibited in the City parking lot, and District shall post two no-smoking signs in said lot for Oktoberfest. The signs shall comply with Iowa Code Section 142D.6, as amended. Additionally, the use of electronic cigarettes is prohibited in the parking lot. Electronic cigarette means vapor product as defined in Section 453A.1 of the Code of Iowa, as amended.

10. Temporary Toilet Facilities and Hand Washing Stations. District shall provide at its sole cost sixty (60) temporary toilet facilities including two (2) that are handicap accessible. District shall further provide at its sole cost thirty (30) hand washing stations adjacent to the facilities unless the facilities themselves are equipped with hand

11. Anchoring and Drilling. District shall not drill any holes into the pavement or the sidewalk and shall not anchor a tent tie down or pole to the pavement or the sidewalk.

12. Fencing. The authorized site shall be enclosed by fencing as approved by the City.

13. Insurance.

a) Premises Insurance. On September 20, 2025, District shall carry comprehensive general liability insurance for bodily injury and property damage on the authorized site in the amount of $1,000,000 (one million dollars) for each occurrence and $2,000,000 (two million dollars) in the aggregate and shall name the City as an additional insured. District shall furnish a copy of a certificate of insurance for same, satisfactory to the City at the time of execution of this agreement. District shall notify the City 1 week before cancellation of said insurance, and said cancellation shall automatically terminate this Agreement.

b) Dram Shop Insurance. On September 20, 2025, District shall carry "dram shop" insurance in compliance with Iowa Code section 123.92, as amended, in the amount of $1,000,000 (one million dollars). District shall provide 1 week notice to the City before cancellation of said insurance, and said cancellation shall automatically terminate this Agreement.

c) Governmental Immunities Endorsement. District shall obtain a governmental immunities endorsement that meets the requirements set forth on Exhibit B, which is attached and incorporated herein.

14. Indemnification. District shall pay on behalf of the City all sums which the City shall be obligated to pay by reason of any liability imposed upon the City for damages of any kind resulting from the use of the authorized sight or sale, consumption, or possession of beer on the authorized site, whether sustained by any person or person, caused by accident or otherwise and shall defend at its own expense and on behalf of the City, its officers, employees and agents any claim against the City, its officers, employees, and agents arising out of the use of the authorized site or sale, consumption, or possession of beer on the authorized site.

15. Non-Discrimination. District shall not discriminate against any person in employment or public accommodation. "Employment" shall include but not be limited to hiring, accepting, registering, classifying, promoting, or referring to employment. "Public accommodation" shall include but not be limited to providing goods, services, facilities, privileges and advantages to the public.

16. Termination. The City may terminate this agreement upon written notice for violation of any provision of this agreement.

17. Assignment and Subletting. District shall not assign or sublet this agreement without prior written approval of the City.

18. Entire Agreement. This constitutes the whole agreement between the parties, and may be modified in writing only, duly signed by the parties.

Dated, this _____ day of September, 2025.

IOWA CITY AND IOWA CITY DOWNTOWN SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT

By: Betsy Potter, Executive Director

THE CITY OF IOWA CITY

Geoff Fruin, City Manager

Approved by:

9-9-25

City Attorney's Office

EXHIBIT A

Tru Coffee
US Bodycontour & Wellness Center
Kids Area
Public Space One
Iowa City Press Co-Op
The Haunted Bookshop
Used book store
N Linn St
Toilets
N Gilbert St
Rentals IC
Hamburg Inn No. 2
Hare parlor
Salon
Brix Cheese Shop & Wine Bar
Tracy Kidder's book
Oasis Falafel (Iowa City)
Mediterranean
The James Theatre
Goosetown Café
the Webster
George's Buffet
Bluebird Diner
E Market St
Alcohol Area
Kids Therapy
Brewery Square
The High Ground Cafe
Prairie Kitchen Store
Kitchen supply store
Iowa City Press Citizen
RSVP
Stationery store
Phelan Tucker Law LLP
Craig Nierman - Insurance Injury
Artifacts
Marco's Grilled Cheese
Google My Maps
Map data ©2022 Imagery ©2022 , Maxar Techn

EXHIBIT B

nmental Immunities Endorsement

Non-waiver of Government Immunity. The insurance carrier expressly agrees and tates that the purchase of this policy and the including of the City of Iowa City, Iowa is Additional Insured does not waive any of the defenses of governmental immunity available to the City of Iowa City, Iowa, under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Government Immunity. The City of Iowa City, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier. Nothing contained in this endorsement shall prevent the carrier from asserting the defense of governmental immunity on behalf of the City of Iowa City.

4. Non-Denial of Coverage. The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing to the City of Iowa City, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Iowa City, Iowa.

5. No Other Change in Policy. The insurance carrier, the City of Iowa City, Iowa, agree that the above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

Item Number: 6.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Resolution approving the Housing Trust Fund of Johnson County's request for use of FY23 and FY24 Low Income Housing Tax Credit Funds.

Prepared By:	Tracy Hightshoe, NDS Director
Reviewed By:	Geoff Fruin, City Manager Sue Dulek, First Asst. Attorney
Fiscal Impact:	Funds budgeted and carried over from FY23 & FY24 within the Affordable Housing Fund
Staff Recommendation:	Approval
Commission Recommendations:	NA
Attachments:	Housing Trust Fund of Johnson County Request Resolution

Executive Summary:
The Housing Trust Fund of Johnson County has requested that the $380,000 in City funds reserved for FY23 and FY24 Low-Income Housing Tax Credit (LIHTC) projects be reallocated for use on any eligible affordable housing project, as outlined in the Memorandums of Understanding for FY23 and FY24 affordable housing funds.

With Council approval, the City will release the $380,000 payment to the Housing Trust Fund. Upon receipt, the Housing Trust Fund will include these funds in its next quarterly funding round, making them available to support eligible affordable housing projects within the community.

Background / Analysis:
The Housing Trust Fund of Johnson County entered into Memorandums of Understanding (MOUs) with the City for FY23 and FY24 funds reserved for Low-Income Housing Tax Credit (LIHTC) projects. A total of $400,000 was reserved for this purpose. Of this amount, 5% ($20,000) was provided for fund administration, leaving $380,000 available for LIHTC projects.

The Trust Fund awarded the $380,000 to a LIHTC project; however, the project was unable to proceed as proposed. Under the City's process, funds are not released until a project enters into a LIHTC agreement with the Iowa Finance Authority. Since the project did not advance to that stage, no City payment was made.

The LIHTC MOUs state that if funds remain unallocated after two annual funding rounds, the Trust Fund may request to use these funds for any other eligible affordable housing project,

including non-LIHTC projects. No additional administrative funds may be taken from these funds. The Housing Trust Fund has now submitted such a request. If Council approves, the City will issue payment of the $380,000 to the Trust Fund, which will then make the funds available through its next quarterly funding round for eligible affordable housing projects.

From: emccabe@htfjc.org
To: Tracy Hightshoe
Cc: emccabe@htfjc.org
Subject: FY23 and FY24 LIHTC Funding Request
Date: Friday, September 05, 2025 9:27:35 AM

**** This email originated outside of the City of Iowa City email system. Please take extra care opening any links or attachments. ****
This message is from an external sender.

Hello Tracy,

The Housing Trust Fund of Johnson County (HTFJC) respectfully requests the $380,000 balance of the FY23 and FY24 Low Income Housing Tax Credit (LIHTC) set aside funding. As including the Memo of Understanding regarding the LIHTC funding for both FY23 and FY24, HTFJC can request this funding to be applied to any eligible projects within Iowa City, including non-LIHTC projects, after two cycles of the funding not being used for LIHTC projects.

HTFJC will make this funding available in the next funding round which we expect to announce in November.

Sincerely,

Ellen McCabe
Executive Director
Housing Trust Fund of Johnson County

(319) 358-0212 phone
P.O. Box 2446
Iowa City, IA 52240

Prepared by: Tracy Hightshoe, NDS Director, 410 E. Washington St., Iowa City, IA 52240 (319) 356-5244

Resolution No. _____

Resolution approving the Housing Trust Fund of Johnson County's request for use of FY23 and FY24 Low Income Housing Tax Credit Funds.

Whereas, the City Council entered FY23 and FY24 Memorandums of Understanding (MOU) with the Housing Trust Fund for Low Income Housing Tax Credit (LIHTC) funds as well as Memorandums of Understanding for affordable housing funds; and

Whereas, the Housing Trust Fund reserved $380,000 for a LIHTC project that did not proceed; and

Whereas, the Housing Trust Fund now requests the City issue payment of $380,000 as allowed in the LIHTC MOUs to be made available in the next funding round for any eligible housing project, including non-LIHTC projects; and

Whereas, the funds will be used for affordable housing projects allowed under the FY23 and FY24 Memorandums of Understanding for affordable housing projects; and

Whereas, the use of funds provided pursuant to the Memorandums of Understanding is a public purpose.

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

The City approves the Housing Trust's Fund request to use $380,000 of FY 23 and FY24 funds initially set-aside for LIHTC projects for any eligible affordable housing project allowed under the FY23 and FY24 Memorandums of Understanding for affordable housing projects

Passed and approved this _____ day of September 2025.

_____
Mayor

Approved by

Attest:_____
City Clerk

_____
City Attorney's Office

Item Number: 6.c.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Resolution of the City Council of the City of Iowa City, IA approving the application of Procter & Gamble to the Iowa Economic Development Authority High Quality Jobs Program.

Prepared By:	Rachel Kilburg Varley, Economic Development Coordinator
Reviewed By:	Eric Goers, City Attorney Geoff Fruin, City Manager
Fiscal Impact:	N/A
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Resolution

Executive Summary:
Procter & Gamble is requesting approval of their Iowa Economic Development Authority (IEDA) High Quality Jobs Program application. The proposed project will make a minimum capital investment of $150,000,000 at the Oral-B site and create approximately 100 new, full-time jobs which offer quality wages and comprehensive health benefits. The IEDA High Quality Jobs program requires a local match, which the City provides via the standard 427B Partial Industrial Property Tax Exemption, a five-year, sliding scale tax abatement on a portion of the new value created. Upon approval of this agenda item, the Resolution will be forwarded to the IEDA to support the applicant's High Quality Jobs program application. To secure the local match, the applicant must submit an Industrial Property Tax Exemption Form to the City Assessor by February 1 in the year construction begins. This agenda item supports the City Council's FY23-28 Strategic Plan action item "Consider financial incentives and land use policies that aim to grow and diversify the tax base."

Background / Analysis:
Procter & Gamble is a leading multinational consumer goods company which currently employs approximately 600 individuals at it's Iowa City locations. This proposed project will invest at least $150 million in new value to expand production capacity at the Oral-B plant, including the construction of approximately 150,000 sq. ft. of additional space. The project will result in the creation of approximately 95 Manufacturing Technicians earning $31.75/hour and 5 Project Managers earning $41/hour and all positions include comprehensive health benefits. The project application is submitted for consideration at the Iowa Economic Development Authority's (IEDA) September 19, 2025 meeting and can be viewed via the IEDA's agenda packet published no later than 24 hours prior to their September 19th meeting at: https://opportunityiowa.gov/about/boards/iowa-economic-development-authority-board/agendas.

To support the project, Procter & Gamble is requesting the City's approval of their Iowa

Economic Development Authority (IEDA) High Quality Jobs Program application. The IEDA's High Quality Jobs Program provides qualifying businesses assistance to off-set some of the costs incurred to locate, expand or modernize an Iowa facility. The program requires a local match. The local match offered is the standard 427B Partial Industrial Property Tax Abatement program authorized by state code. This tax exemption is available to any projects within Iowa City which add value to real property (building and site improvements) that are classified as either an industrial building, warehousing/distribution center, or research-service facility. The exemption is for a period of five years where a portion of the new value in a qualifying project is exempted from taxation at the following rate:

- Year One: 75%
- Year Two: 60%
- Year Three: 45%
- Year Four: 30%
- Year Five: 15%

Upon approval of this agenda item, the Resolution will be forwarded to the IEDA to support the applicant's High Quality Jobs program application. To secure the local match, the applicant must submit a 427B Partial Industrial Property Tax Exemption Form to the City Assessor by February 1 in the year construction begins.

This agenda item advances the City Council's FY23-28 Strategic Plan action item "Consider financial incentives and land use policies that aim to grow and diversify the tax base."

Prepared by: Rachel Kilburg Varley, Economic Development Coordinator, 410 E. Washington St., Iowa City, IA 52240 (319) 356-5248

Resolution No. _____

Resolution of the City Council of the City of Iowa City, IA approving the application of Procter & Gamble to the Iowa Economic Development Authority High Quality Jobs Program

Whereas, the City of Iowa City has received a request by Procter & Gamble to approve and submit an application to the State of Iowa for the High Quality Jobs Program; and

Whereas, the program was established to promote Economic Development and Job Creation in the State of Iowa; and

Whereas, the City Council supports activities which promote and facilitate Economic Development within Iowa City; and

Whereas, Procter & Gamble has indicated they will:

1. Create approximately 100 new full-time, or career positions.
2. Provide quality wages and comprehensive health benefits to its employees.
3. Make a capital investment of approximately $150,000,000.

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

a. The Iowa City City Council approves the application of Procter & Gamble for the purpose of receiving benefits from the High Quality Jobs Program.
b. The Iowa City City Council supports a local match of Partial Industrial Property Tax Exemption over a 5-year period contingent upon Oral-B Laboratories submitting an Industrial Property Tax Exemption Form, per *Iowa Code Sections 427B.1 -427B.7* and *Iowa Administrative Code rule 701-110.6*, to the City Assessor by February 1 in the year construction begins.
c. The Iowa City City Council authorizes the Mayor and City Manager to take such further actions as deemed necessary in order to carry into effect the provisions of this Resolution.

Passed and approved this _____ day of _____, 20_____.

_____
Mayor

Approved by

Attest:_____ _____
City Clerk City Attorney's Office

Item Number: 6.d.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Resolution accepting the work for the Court Hill Trail – Beech to Scott Replacement Project.

Prepared By:	Tyler Olson - Civil Engineer
Reviewed By:	Jason Havel - City Engineer Juli Seydell Johnson - Parks & Recreation Director Ron Knoche - Public Works Director Geoff Fruin - City Manager Alexandria Bright - Asst. City Attorney
Fiscal Impact:	None
Staff Recommendation:	Approval
Attachments:	Engineer's Report Resolution

Executive Summary:
Work on the project was recently completed by All American Concrete of West Liberty, Iowa, in substantial accordance with the plans and specifications. The Engineer's Report and Maintenance, Performance and Payment Bond are on file with the City Clerk.

Project Estimated Cost:	$	265,283.50
Project Bid Received:	$	211,747.47
Project Actual Cost:	$	251,649.02

There were five (5) change orders on this project, which included additional pedestrian and bicycle detour signage, intake and gutter repairs, incentive payment, bollard removal and related work.

Background / Analysis:
The project replaced approximately ¼ mile of the Court Hill Trail between Beech Street and Scott Boulevard. This project was required due to the poor condition of the prior trail. The new trail is a full 10-ft wide concrete pavement. Improvements included the addition of drainage infrastructure to mitigate storm water and snow melt water flowing over the new trail. Improvements also included the reconstruction of the street and sidewalk connections and replacement of intake tops on both Beech Street and Scott Boulevard.

CITY OF IOWA CITY
410 East Washington Street
Iowa City, Iowa 52240 - 1826
(319) 356 - 5000
(319) 356 - 5009 FAX
www.icgov.org

ENGINEER'S REPORT

August 28, 2025

City Clerk
Iowa City, Iowa

Re: Court Hill Trail – Beech to Scott Project

Dear City Clerk:

I hereby certify that the construction of the Court Hill Trail – Beech to Scott Project has been completed by All American Concrete of West Liberty, Iowa in substantial accordance with the plans and specifications prepared by Shive-Hattery.

The project was bid as a unit price contract and the final contract price is $ 251,649.02.

There were five (5) change orders on this project, as described below:

	Change Order Description	Net Contract Change
1.	Additional pedestrian and bicycle detour signage	$1,980.00
2.	Repair intake tops and gutter at additional location on Scott Boulevard	$12,524.00
3.	Incentive payment for early completion	$5,000.00
4.	Bollard removal and pavement replacement	$1,500.00
5.	Quantity adjustments	$18,897.55
	TOTAL	$39,901.55

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

Sincerely,

Jason Havel, P.E.
City Engineer

Prepared by: Tyler Olson, Engineering Division, Public Works, 410 E. Washington St., Iowa City, IA 52240 (319) 356-5416

Resolution No. _____

Resolution accepting the work for the Court Hill Trail – Beech to Scott Replacement Project.

Whereas, the Engineering Division has recommended that the work for construction of the Court Hill Trail – Beech to Scott Replacement Project, as included in a contract between the City of Iowa City and All American Concrete of West Liberty, Iowa, dated February 5, 2025, be accepted; and

Whereas, the Engineer's Report and the Performance, Payment and Maintenance Bond have been filed in the City Clerk's office; and

Whereas, funds for this project are available in the Court Hill Trail – Beech to Scott account # R4397; and

Whereas, the final contract price is $251,649.02.

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:
_____	_____	_____ Alter
_____	_____	_____ Bergus
_____	_____	_____ Harmsen
_____	_____	_____ Moe
_____	_____	_____ Salih
_____	_____	_____ Teague
_____	_____	_____ Weilein

Item Number: 6.e.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the ADA Curb Ramps 2025 Project.

Prepared By:	Ethan Yoder - Civil Engineer
Reviewed By:	Jason Havel - City Engineer Ron Knoche - Public Works Director Geoff Fruin - City Manager Liz Craig - Asst. City Attorney
Fiscal Impact:	$121,366.90 available in the Curb Ramps - ADA project fund #S3822
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:
This agenda item awards the ADA Curb Ramps 2025 Project. Three (3) bids were submitted prior to the September 9, 2025 deadline:

Bidder Name	City	Bid Amount
Feldman Concrete	Dyersville, Iowa	$121,366.90
J&L Construction	Washington, Iowa	$197,469.50
All American Concrete	West Liberty, Iowa	$205,138.50
Engineer's Estimate		$165,000.00

Feldman Concrete of Dyersville, Iowa submitted the lowest responsive, responsible bid of $121,366.90. Staff recommends awarding the contract for the ADA Curb Ramps 2025 Project to Feldman Concrete.

Background / Analysis:
The locations for the ADA Curb Ramps 2025 Project are based on complaints that have been received for ADA compliant curb ramps and include: Weeber Street and Harlocke Street, Weeber Street and Weeber Circle, Weeber Street and Edingale Drive, Davis Street and Sandusky Drive, Hollywood Boulevard and Hollywood Court, and Hollywood Boulevard and Delwood Drive (West).

Prepared by: Ethan Yoder, Engineering Division, 410 E. Washington St., Iowa City, IA 52240 (319)356-5145

Resolution No. _____

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the ADA Curb Ramps 2025 Project

Whereas, Feldman Concrete of Dyersville, Iowa has submitted the lowest responsive, responsible bid of $121,366.90 for construction of the above-named project; and

Whereas, funds for this project are available in the Curb Ramps - ADA account #S3822.

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

1. The contract for the construction of the above-named project is hereby awarded to Feldman Concrete, subject to the condition that awardee secure adequate performance and payment bond, insurance certificates, and contract compliance program statements.

2. The Mayor is hereby authorized to sign and the City Clerk to attest the contract for construction of the above-named project, subject to the condition that awardee secure adequate performance and payment bond, insurance certificates, and contract compliance program statements.

3. The City Engineer and City Manager are authorized to execute change orders according to the City's Purchasing Policy as they may become necessary in the construction of the above-named project.

Passed and approved this _____ day of _____, 20_____

_____
Mayor

Approved by

Attest : _____
City Clerk

_____
City Attorney's Office

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

Ayes:	Nays:	Absent:
_____	_____	_____ Alter
_____	_____	_____ Bergus
_____	_____	_____ Harmsen
_____	_____	_____ Moe
_____	_____	_____ Salih
_____	_____	_____ Teague
_____	_____	_____ Weilein

Item Number: 6.f.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the 2025 Summer Sidewalk Repair Project.

Prepared By:	Tyler Olson – Civil Engineer
Reviewed By:	Jason Havel – City Engineer Ron Knoche – Public Works Director Geoff Fruin – City Manager Alexandria Bright - Asst. City Attorney
Fiscal Impact:	$213,634.44 available in the Annual Sidewalk Repair account #227102220
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:
This item awards the contract for construction of the 2025 Summer Sidewalk Repair Project. Three (3) bids were received prior to the September 10, 2025 deadline:

Bidder Name	City	Bid
American Outdoor Services	Homestead, IA	$213,634.44
Feldman Concrete	Dyersville, IA	$213,939.00
All American Concrete	West Liberty, IA	$236,542.40
Engineer's Estimate		$230,000.00

American Outdoor Services of Homestead, IA submitted the lowest responsive, responsible bid and staff recommends awarding the Contract for the 2025 Summer Sidewalk Repair Project to American Outdoor Services.

Background / Analysis:
This project is part of the City's annual Sidewalk Repair Program. Safe, pedestrian-friendly neighborhoods are a priority for our community. An important component of this is the City's sidewalk repair program, developed to provide for the maintenance of sidewalks within Iowa City. Iowa State Code 364.12(d) and City Code 16-1C-3(c) provides the City of Iowa City the ability to require that the maintenance and repair of public sidewalks be the responsibility of the adjoining property owner.

For the purposes of this program, Iowa City is divided into 10 geographical areas. Each year, the sidewalks in one of the ten areas are thoroughly inspected in accordance with the criteria established by the City Engineer to determine if repairs are necessary. For this year's project,

the inspections were done in area number 9 which includes the Eastside and Windsor Ridge neighborhoods. In addition, sidewalks are inspected outside of the geographical area if a complaint is received on the condition of a sidewalk.

Prepared by: Tyler Olson, Engineering Division, 410 E. Washington St., Iowa City, IA 52240 (319)356-5416

Resolution No. _____

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the 2025 Summer Sidewalk Repair Project.

Whereas, American Outdoor Services of Homestead, IA, has submitted the lowest responsive, responsible bid of $213,634.44 for construction of the above-named project; and

Whereas, funds for this project are available in the Annual Sidewalk Repair Program.

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

1. The contract for the construction of the above-named project is hereby awarded to American Outdoor Services subject to the condition that awardee secure adequate performance and payment bond, insurance certificates, and contract compliance program statements.

2. The Mayor is hereby authorized to sign and the City Clerk to attest the contract for construction of the above-named project, subject to the condition that awardee secure adequate performance and payment bond, insurance certificates, and contract compliance program statements.

3. The City Engineer and City Manager are authorized to execute change orders according to the City's Purchasing Policy as they may become necessary in the construction of the above-named project.

Passed and approved this _____ day of _____, 20_____

_____
Mayor

Approved by

Attest : _____
City Clerk

_____
City Attorney's Office

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

Ayes:	Nays:	Absent:
_____	_____	_____ Alter
_____	_____	_____ Bergus
_____	_____	_____ Harmsen
_____	_____	_____ Moe
_____	_____	_____ Salih
_____	_____	_____ Teague
_____	_____	_____ Weilein

Item Number: 6.g.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Resolution accepting payment of $1,500.00 civil penalty and waiver of right to hearing from Essentials Vape and Tobacco Shop.

Prepared By:	Rebecca Passavant, City Attorney's Office Administrative Secretary
Reviewed By:	Jennifer L. Schwickerath, Assistant City Attorney
Fiscal Impact:	No impact
Staff Recommendation:	Approval
Attachments:	Waiver Resolution

Executive Summary:
This Resolution accepts a waiver of right to hearing and payment of a $1,500.00 civil penalty by Essentials Vape and Smoke Shop. The civil penalty is required by Iowa Code Section 453A.22(2) due to a second instance of an employee selling or providing tobacco to a minor within a two-year period.

WAIVER OF RIGHT TO HEARING
ON CIVIL PENALTY

COMES NOW Nukhba Grewal, owner or manager of NG Stores LLC, d/b/a Essentials Vape and Smoke Shop, which holds a retail cigarette permit and is located at 560 Hwy 1 W., Iowa City. By signing this Waiver of Right to Hearing I voluntarily acknowledge on behalf of NG Stores LLC, d/b/a Essentials Vape and Smoke Shop:

1. That on March 25, 2025, an employee or agent of (NG Stores LLC, d/b/a Essentials Vape and Smoke Shop, violated Section 453A.2(1) of the Code of Iowa, by selling or providing tobacco, tobacco products or cigarettes to a minor.

2. That there was a prior violation of Section 453A.2(1) by one of this business's employees or agents within a two-year period.

3. That pursuant to Sections 453A.22(2) of the Code of Iowa, an establishment which holds a cigarette permit is subject to a civil penalty of $300.00 the first time its employee violates Section 453A.2(1) within a two-year period and, at the permittee's option, either a suspension of its permit for a period of thirty (30) days or a civil penalty of $1500.00 the second time its employees violates Section 453A.2(1) within a two- year period.

4. That pursuant to Section 453A.22(2), a retailer is entitled to a hearing to determine whether the civil penalty should be assessed.

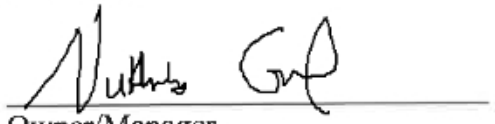
5. That NG Stores LLC, d/b/a Essentials Vape and Smoke Shop does not wish to have a hearing on whether a civil penalty should be assessed against it due to its employee's violation and, instead, wishes to acknowledge its responsibility for the civil penalty provided for in Section 453A.22(2) by surrendering its retail cigarette permit to the City Clerk for a period of thirty (30) days or tendering the $1500.00 civil penalty, without need for hearing.

6. That, if an employee of NG Stores LLC, d/b/a Essentials Vape and Smoke Shop again violates Section 453A.2(1), NG Stores LLC, d/b/a Essentials Vape and Smoke Shop may be subject to further civil penalties under Section 453A.22(2), after proper notice and opportunity for hearing, including additional monetary civil penalties and/or a suspension of its retail cigarette permit.

7. That included with this Waiver of Hearing I (surrender the business's retail cigarette permit to be held by the City Clerk for a period of thirty (30) days) (tender the $1500.00 civil penalty) in complete satisfaction of the civil penalty owed by NG Stores LLC, d/b/a Essentials Vape and Smoke Shop, under Section 453A.22(2).

8. That this Waiver of Hearing was executed and the civil penalty paid or the retailer's permit turned in voluntarily after sufficient opportunity to consult with legal counsel.

Executed this 3rd day of September, 2025.



Owner/Manager

NG Stores LLC
d/b/a Essential Vape and Smoke Shop

Prepared by: Jennifer Schwickerath, Asst. City Attorney, 410 E. Washington St., Iowa City, IA 52244, 319-356-5030

Resolution number: _____

Resolution accepting payment of $1,500.00 civil penalty and waiver of right to hearing from Essentials Vape and Smoke Shop

Whereas, on March 25, 2025, an employee of NG Stores LLC, dba Essentials Vape and Tobacco Shop, 500 Highway 1 West, Iowa City, violated Iowa Code §453A.2(1) by selling or providing tobacco, tobacco products or cigarettes to a minor and this was the second such violation by one of its employees in a two-year period; and

Whereas, at the time of the violation, Essentials Vape and Tobacco Shop was operating under a retail cigarette permit issued by the City of Iowa City; and

Whereas, pursuant to Iowa Code §453A.22(2), an establishment which holds a retail cigarette permit is subject to a civil penalty of $300.00 as a result of its employee violating Iowa Code §453A.2(1); and the civil penalty for a second violation within a two-year period is, at the retailer's option, $1,500.00 or a thirty-day permit suspension; and

Whereas, Essentials Vape and Tobacco Shop has waived its right to the hearing required by Iowa Code §453A.22(2) and accepted responsibility for its employee's violation of Iowa Code §453A.2(1), by paying a $1,500.00 civil penalty to the City Clerk of the City of Iowa City.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that the City Council should accept the waiver of right to hearing and payment of $1,500.00 civil penalty on behalf of Essentials Vape and Tobacco Shop.

Be it further resolved, that the City Clerk will forward this Resolution to the City Attorney's Office, which will then provide a copy of the same to the retail cigarette permit holder via regular mail sent to the permit holder's place of business as it appears on the application for a retail cigarette permit.

Passed and approved this ___day of _____, 2025.

_____
Mayor

Approved by

Attest: _____ _____
City Clerk City Attorney's Office

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

Ayes:	Nays:	Absent:
_____	_____	_____ Alter
_____	_____	_____ Bergus
_____	_____	_____ Harmsen
_____	_____	_____ Moe
_____	_____	_____ Salih
_____	_____	_____ Teague
_____	_____	_____ Weilein

Item Number: 7.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Motion setting a public hearing for October 7, 2025, on an ordinance amending Title 14, Zoning, related to the City's Floodplain Management Standards to ensure the community's continued participation and eligibility in the National Flood Insurance Program (NFIP) (REZ25-0013).

Attachments: PZ 9.3.25 minutes
Final Memo with Attachments_REZ25-0013

MINUTES **PRELIMINARY**
PLANNING AND ZONING COMMISSION
SEPTEMBER 3, 2025 – 6:00 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL

MEMBERS PRESENT: James Davies, Scott Quellhorst, Billie Townsend, Chad Wade

MEMBERS ABSENT: Kaleb Beining, Maggie Elliott, Steve Miller

STAFF PRESENT: Madison Conley, Liz Craig, Sue Dulek, Anne Russett

OTHERS PRESENT:

RECOMMENDATIONS TO COUNCIL:

By a vote of 4-0 the Commission recommends Title 14 Zoning be amended, as illustrated in attachment one, to update requirements related to floodplain management standards for Iowa City residents and businesses to have continued eligibility to obtain insurance and participate in the National Flood Insurance Program.

CALL TO ORDER:

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

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

None.

ZONING CODE TEXT AMENDMENT ITEMS:

CASE NO. REZ25-0013:

Consideration of amendments to Title 14, Zoning related to the City's Floodplain Management Standards.

Conley stated the purpose of this Zoning Code Amendment is to have Iowa City remain a participating community in the National Flood Insurance Program in order to receive flood insurance for the community. To maintain eligibility and compliance within this program, Iowa City needs to do two things, one, adopt the new Flood Insurance Rate Map and Flood Insurance Study provided by FEMA, and two, align the local ordinance to the National Flood Insurance Program standards to ensure continued program compliance. Conley noted the last time these standards were revised was back in 2010 according to ordinance number 10-44-14, and the proposed amendments brought forth tonight are geared towards Iowa City's Floodplain Management Standards, which is found in Title 14-5J of the zoning code.

Conley noted some key terms for the Commission, first is the NFIP, the National Flood Insurance Program and what it means to be a participating community within the NFIP. The NFIP provides federally backed flood insurance to property owners and businesses. In exchange for flood insurance, participating communities like Iowa City must adopt and enforce minimum floodplain management regulations to reduce flood risk. The NFIP offers coverage for flood damage to homes, belongings and businesses, and it's managed by FEMA, the Federal Emergency Management Agency. The minimum standards can be found and defined in the Code of Federal Regulations. The next key term is the Flood Insurance Rate Map, known as FIRM. Once the current Flood Insurance Rate Map is adopted by a community that is used to determine the

minimum flood plain management building code and flood insurance requirements under the National Flood Insurance Program. On the physical FIRM they are able to see the special flood hazard areas which entail approximate zones and the floodway is delineated on it. Flood lenders as well as certified floodplain managers utilize this FIRM as a tool to determine what structures may or may not be in a special flood hazard area and it helps determine insurance risk zones, provides the official data for flood hazard risk and influences decisions about flood insurance and construction regulations.

Regarding background, Conley stated that in May 1977 Iowa City officially joined the National Flood Insurance Program, which allowed insurance for the community, specifically flood insurance and the first effective FIRM for the community. That FIRM was used all the way until February 16, 2007, at which time the current effective Flood Insurance Rate Map that is utilized today was created. In addition, all insurance lenders who are looking at flood insurance utilize this FIRM as well. Then in January 2020 FEMA, as well as the Iowa DNR who helps put together the information through different types of analyzes, released a preliminary Flood Insurance Rate Map and unfortunately there was some errors in that map so that pushed back the timeframe for the community adopting that FIRM as the new effective one. In April 2023 is when the Iowa DNR and FEMA released the revised preliminary FIRM and that FIRM went through an appeals period and comment period for about 90 days, and then after that was made final. Therefore, in June 2025 FEMA sent the City an official notice that the FIRM and Flood Insurance Study (FIS) are to become effective December 26, 2025 which signals staff that as a community they need to have these FIRMS and materials adopted by that date.

Additionally, as a delegated community, Iowa City is responsible for locally enforcing and maintaining floodplain regulations. These proposed changes reflect FEMA and Iowa DNRs guidance and help ensure Iowa City continues to uphold and exceed minimum NFIP standards. Conley explained that exceeding minimum standards means not only as a community do they enforce the minimums that are set by the National Flood Insurance Program, they have chosen to adopt the higher standards to not only to help protect the community from flood risk and hazard but also because Iowa City is a part of a Community Rating System program. Conley explained a Community Rating System program is established by FEMA and basically it's a voluntary program that rewards communities with discounted flood insurance premiums for implementing floodplain management activities that go above and beyond the minimum requirements of the National Flood Insurance Program. Iowa City joined this program to receive discounts on National Flood Insurance Program premiums for residents by implementing advanced floodplain management activities that go above and beyond minimum requirements. Some of these requirements in Iowa City’s ordinance include elevation and freeboard which means Iowa City as a community requires residential structures to be elevated at least one foot above the base flood elevation, above the minimum regulation of the 500 year flood plain, also known as the 0.2% annual chance flood hazard area. Iowa City regulates not only to the 100 year level, also known as the base flood and as the 1% annual chance flood event but even further and regulate to the 500 year.

Next is the substantial damage and substantial improvement which states that for any type of structure that has been damaged or is going through repairs there's a certain calculation that a certified floodplain manager utilizes to determine if this structure needs to kick in higher regulatory standards. For example, in Iowa City if there is a structure that exceeds the cost of 50% of the market value of the structure it would need to come into full compliance with what is

in the floodplain management standards. Additionally, Iowa City also included an original floor area increase of 25% or more will require compliance.

The next standard is the protection of critical facilities, this includes hospitals and jails. Iowa City has determined that Class 1 Critical Facilities are not allowed in flood hazard areas. Then there's enclosure design requirements, such as venting and elevation requirements for enclosures below the base flood elevation and lastly is dry-floodproofing. Conley explained dry-floodproofing is having a system in place to put barriers that protect the structure from water coming in. Iowa City requires not only to have a certification from a professional engineer, they also need to have a plan of action for when the flood actually does happen, to make sure there is a safety measure. Again, Conley noted these higher standards are utilized as a regulatory tool that gives Iowa City points in the Community Rating System.

Conley stated that along with the higher standards, staff has a summary of the proposed amendments (Attachment 1) that was included in the agenda packet. First amendment is definitions, she noted a lot of the definitions in the current ordinance are based on 2010 ordinance language so the proposed amendments help align these terms with FEMA and Iowa DNR terminology and help add and clarify certain terms. Then there's development in the floodplain, currently they have a general development definition with limited examples and staff is proposing to clarify development activities, such as grading, fill, utilities and refine substantial damage and improvement criteria. For accessory structures Conley noted there are not many clear standards on this in the code floodplain section, so staff has established criteria for detached structures in flood hazard areas, which includes floodproofing or elevation. Enforcement and violations, the code features general enforcement language, but staff is proposing to clarify violation handling per FEMA and local expectations. Then for floodway and encroachment, Iowa City has a limited “no rise” requirement, which basically means they can't have any development in the floodway because that would increase the waters above the base flood elevation. That's the current minimum so staff is adding a requirement in the ordinance that a “no rise” analysis and certificate is required from a professional engineer for any development in the floodway. Next is the elevation standards, it is already determined that residential structures in Iowa City must be one foot above the 0.2% flood hazard area and staff is proposing to reaffirm this by clarifying venting, anchoring and structural compliance for new or improved buildings. Next is the permitting process and there is a permitting process that exists, but it lacks detail, so the staff proposal is to formalize documentation, such as elevation certificates, cost estimates and compliance steps. Then lastly is variance criteria. The current code references general zoning language, but this proposal adds flood specific variance criteria and a clear code reference, so it makes sure everything is consistent.

Conley reiterated that Iowa City exceeds the minimum NFIP standards and are a part of the Community Rating System. She declared the Community Rating System has a total of 10 classes that communities participate in and these are based off a point scale. Each class then is determined by the amount of points a community receives as credit for floodplain management activities. There are four activity categories, such as public information, mapping and regulations, flood damage reduction, warning and response. The higher standards Iowa City has as a community continue to enforce allow the community to maintain a Class 6 ranking in the program, which provides the community members with a 20% discount on flood insurance. At Class level 10 they would not receive any discount and are just a participant in the Community Rating System program. Class 1, which is the most stringent class, receives a 45% discount.

Additionally, the proposed amendments reflect collaboration between Iowa City as a delegated community and the Iowa Department of Natural Resources, which is the state agency responsible for reporting to FEMA that Iowa City, as a delegated community, is in compliance with the minimum requirements established by NFIP. Overall, the adoption of the new Flood Insurance Rate Maps, the Flood Insurance Study and the proposed amendments will ensure that Iowa City continues to remain a participating community that is eligible for flood insurance within the National Flood Insurance Program.

Staff recommends that Title 14 Zoning be amended, as illustrated in attachment one, to update requirements related to floodplain management standards for Iowa City residents and businesses to have continued eligibility to obtain insurance and participate in the National Flood Insurance Program.

For next steps Conley stated upon recommendation from the Planning and Zoning Commission, a public hearing will be scheduled for consideration by the City Council. The anticipated timeline includes September 16, where Council will set a public hearing, and then October 7, where Council has the public hearing and there is the first consideration.

Quellhorst asked with regard to the amendments that staff is proposing, those are not necessary to meet the minimum federal standard, but the amendments are being proposed to improve or maintain the City's classification and reduce flood insurance premiums. Conley explained the amendments that are being proposed are actually things that the community is already doing, they just aren't written in the ordinance. The Iowa DNR has noted that FEMA requires the City to have this language written in the ordinance. Utilizing the proposed amendments will not move up the City to a different class, they are just making sure that the ordinance meets the minimum requirements established by the NFIP guide. The Iowa DNR comes for a community assistance visit and checks to see if the ordinance is up to date with the language that FEMA is looking for. Quellhorst noted this essentially was a circumstance where the regulations are a little bit ambiguous and so staff is proposing amendments to just bring it in line with current practices.

Wade asked if the 0.2% is FEMA regulated. Conley stated it is not, that's a higher standard. The 0.2% Flood Hazard Area is shown on the Flood Insurance Rate Map, but it is not regulated as a requirement for cities to regulate to by the NFIP as a minimum, it is something that the City has chosen to go higher on and regulate to, in addition to the 1%. Wade stated the 0.2% means they need to be bring grade one foot above that. Conley confirmed that was correct and explained if there's a new home that wants to be built and the property is located in the 0.2% Flood Hazard Area, this is saying that the lowest floor will need to be built one foot above whatever the 0.2% elevation is at that location.

Wade noted a particular building as an example, it seems to fall in that 0.2% area so if there was any kind of floor expansion or something like that, then would that trigger the requirement that it would have to be built at that one foot above grade. Conley explained the way that any type of compliance is triggered is if it qualifies as a substantial improvement. So if they're doing an addition, and the cost of that project goes 50% above the market value of the structure, then that's when the higher regulations kick in, and the full structure, including the addition, need to be brought into compliance and the whole structure needs to be elevated one foot above the 0.2%

Wade noted the Ralston Creek area seems like most of that area falls within that regulation so

Iowa Avenue, for example, all those properties would be impacted if they made an improvement, or if there was a turnover in housing that essentially that new standard would apply. He asked does that get the City more base points, and how does that benefit the property owner. Conley clarified that with certain additions they may not have to be brought completely into compliance it just depends where it falls with the cost analysis. But to answer the question, the City doesn't technically receive extra points for that, it's just a higher level of protection. The City generally get points for just having higher thresholds so for example, the 25% expansion of floor area is a standard that would give extra points. She acknowledged it might be a disservice to the homeowner or property owner who wants to build however that's why it's important to make sure the City and community are making homeowners aware of where they are in the Special Flood Hazard Area, or if they are even in one, and work with them to make sure if they do want to do a project that their project doesn't cross that threshold that kicks in higher standards.

Russett also wanted to clarify that's an existing standard, since 2010 the City has required new construction within the 0.2% to be elevated by one foot above that elevation. They have been enforcing that and implementing that since 2010 and are not proposing to change that. It's been administered that way, it's just not been clarified in the code.

Conley noted there are other things, like maybe the certifications or something like that, that needs to be clarified in the code as well. She noted the substantial improvement part of the code is clear it's just that, for example, documentation such as a cost estimate that is needed in order to determine what the actual amount of the project will be and since it doesn't clearly state that in the previous version, then it's hard to sometimes get the cost estimate. The Iowa DNR and FEMA are making sure that the City and community are receiving the materials needed to accurately assess or determine if it is actually a substantial improved structure or not.

Wade stated in the booklet it references commercial as 14-5J-7f, how are commercial properties treated. Conley stated commercial is treated differently, residential structures are not allowed to be flood proofed at all but commercial has the ability to be flood proofed in a way where it can be dry-floodproofed. For example, there was a Pancheros that was just built where they used flood proofing measures such as barriers and also utilized a tech spray around the bottom that went all the way up to the 0.2% Special Flood Hazard Area. Commercial properties have a little bit more flexibility to operate in a flood hazard area.

Davies noted this is a good conversation and it helps with understanding how development is impacted by some of these rules. Just for clarification, the map is not changing. Conley stated the map is changing and that is one of the big parts of this proposed amendment is that the community has to adopt the new effective Flood Insurance Rate Map by December 26, 2025.

Davies asked what the changes to the map are. Conley shared an example the map provided by FEMA Map Service Center, the National Flood Hazard layer. She noted she can't specifically sum up the changes but noted the floodway has increased in some areas and maybe has decreased in others, it just depends on the meandering of the stream and the river. However, to her knowledge there's no giant, crazy changes.

Davies is particularly concerned along Ralston Creek. He acknowledged that most of the properties along the river are expecting to flood and have adapted their development but perhaps those along Ralston Creek are not as prepared. Conley noted a decent portion of her

daily job is dedicated to flood plain development and permitting and making sure things are substantially improved and following the code. It appears the areas around Ralston Creek have generally decreased but there's still both flood hazards and a floodway.

Davies asked for a residential property, like a $300,000 house, that wants to put on an addition worth $150,000 on build on an infill lot, is this a barrier to development. Conley stated it isn't a barrier, it is more of a protection measurement. If it was found to maybe appear as a barrier, there's certain ways with the cost estimate to cut back to make sure that they can get what they want at 49.9% and not at 50% where those extra regulations would kick in.

Davies asked if there are steps the City or County can take to change that flood map, such as improvements to Ralston Creek, for instance. Conley noted the Ralston Creek flood levels shown on the map are predictions based on hydraulic and analysis, so they may not be accurate in some areas. However, the community has the ability to file for a letter of map change, which can remove their structure from the area, or ask for that area of the map to be revalidated. She also noted there is a hazard mitigation plan that has recently been released by Johnson County that talks about different ways of flood protection. She is not sure if there's any ways that the City would take steps to reduce the floodway in general, but they can be proactive and just try to prevent any damage from occurring, if possible.

Townsend asked after the 2008 floods and the raising of Dubuque Street how did that change the maps. Conley stated after that work it has been updated and now it looks like the structure of Mayflower itself does not contain any flood hazard area.

Russett added in 2008 that were probably areas that weren't included in a flood hazard area that flooded, again the analysis that is done is as best as can be done, but there's going to be areas that aren't in a flood hazard area that may flood in the future.

Townsend asked about the mosquito flats area and if that area is buildable. Russett noted the City bought many of the properties in that area and they will not be built on but there is still some privately held lands. Dulek added that the City owned lands cannot be built on because the City got federal money to purchase.

Townsend asked under 14-5J-8, Special Floodway Provisions, storage of materials and equipment, it says storage of other materials may be allowed if readily removable from the floodway within the time available after flood warning, what does that mean. Conley explained if as a City they know that there might be existing materials that can be easily removed if there is enough warning time, then they are to be removed prior to the flooding.

Quellhorst asked what is the extent of federal flood insurance assistance that Iowa City receives, is it hundreds of 1000s, millions, 10s of millions, hundreds of millions. Conley is not sure but could say it is quite significant to be part of the NFIP because it allows Iowa City to access certain funding that nonparticipating communities wouldn't be able to.

Davies asked for explanation of what the "no rise" means. Conley explained the "no rise" is strictly for the floodway and any type of development that is proposed in the floodway cannot cause a rise in the base flood elevation. So, if someone wanted to do a dam improvement or something, the City would need to have an engineer conduct a hydraulic analysis and have a

professional engineer sign off on a “no rise” certification, also known as a no encroachment certification, to ensure no rise in the base flood, because otherwise it’s going to cause a lot of issues for all properties that are downstream. Any development, like dredging, mining, grading, all of that needs to be reviewed if it is occurring in any special flood hazard area.

Davies asked about mobile home impacts. Conley stated mobile homes actually have a specific section in the code and they are structures that also need to be protected and held to the same standard, one foot above base flood elevation, or 0.2%. There's a certain amount of provisions that come along with manufactured housing that floodplain administrators need to ensure are checked off before some can come in.

Townsend asked about cases like the one in Fairfax with all those illegal wells that they found on property. Russett noted that is a zoning enforcement issue, they did something illegally.

Conley noted in the ordinance they have linked the municipal infraction section in the violation section, so it brings readers of this floodplain management standards to that area of the code, so they understand the City’s general enforcement measures.

Townsend asked how things like that would affect the insurance. Conley stated it would reflect on the entire community as a whole and it would depend on the violation.

Quellhorst opened the public hearing.
Seeing no one come forward, Quellhorst closed the public hearing.

Townsend moves to recommend that Title 14 Zoning be amended, as illustrated in attachment one, to update requirements related to floodplain management standards for Iowa City residents and businesses to have continued eligibility to obtain insurance and participate in the National Flood Insurance Program.

Wade seconded the motion.

Townsend stated it looks like something that needed to be done so it’s a good thing to revise and make sure that it's correct.

Wade agreed and is glad to see the language align with an administrative aspect of it. He did note the 0.2% sometimes gives him a little heartburn, because being in town for coming up on 48 years, a lot of those areas that are within that 0.2% have never experienced a weather event that's caused issues, and as a property owner, or somebody that looks at putting up a building, it does become a cost factor. Perhaps that's a future consideration, but based on what's presented today, it makes sense to bring it current.

Quellhorst stated he really appreciates staff’s work on this as flood prevention is important. The map was produced by experts so he doesn’t have any reason to doubt that that map is current and accurate. He appreciates that they're codifying existing practice in a way that better protects the City and will guarantee federal funding in the future.

A vote was taken and the motion passed 4-0.

PLANNING AND ZONING INFORMATION:

Russett presented updates from the City Council meeting on Tuesday, the neighborhood open space ordinance was adopted and the rezonings at the former ACT properties and the former Pearson property were also adopted.

ADJOURNMENT:

Wade moved to adjourn, Davies seconded and the motion passed 4-0.

PLANNING & ZONING COMMISSION
ATTENDANCE RECORD
2024-2025

	5/1	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
BEINING, KALEB	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	X	O	X	X	O
DAVIES, JAMES	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	X	X	X	X	X
CRAIG, SUSAN	X	X	X	X	X	X	X	X	X	X	X	-- --	-- --	-- --	-- --	-- --
ELLIOTT, MAGGIE	X	O/E	X	X	O/E	X	X	X	X	X	X	X	O/E	X	X	O/E
HENSCH, MIKE	X	X	O/E	X	X	X	X	O/E	X	X	X	-- --	-- --	-- --	-- --	-- --
MILLER, STEVE	-- --	-- --	X	X	X	X	X	X	X	X	O/E	X	X	X	X	O/E
PADRON, MARIA	O/E	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --
QUELLHORST, SCOTT	X	X	X	X	O/E	X	X	X	X	X	X	X	X	X	O/E	X
TOWNSEND, BILLIE	X	X	X	X	O/E	X	X	X	X	X	X	X	X	X	X	X
WADE, CHAD	O/E	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

Date: September 3, 2025

To: Planning & Zoning Commission

From: Madison Conley, Associate Planner, Neighborhood & Development Services

Re: Zoning Code Amendment (REZ25-0013) related to 14-5J Floodplain Management

Introduction

The Iowa City Zoning Code (Title 14) is subject to alteration and clarification as situations and circumstances change throughout the city. The proposed ordinance (Attachment 1) is an amendment to the City's Floodplain Management Standards, which were last revised in 2010. (Ord. No 10-44-14)

The purpose of the proposed amendments is twofold:

1. To adopt the effective Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study (FIS) submitted to the City by FEMA on June 26, 2025.
2. To align and update the City's current regulations with updated NFIP standards and ensure continued program compliance.

For Iowa City residents and businesses to have continued eligibility to obtain insurance and participate in the National Flood Insurance Program (NFIP), FEMA requires communities to have conforming regulations in place six months following the submittal date of the updated materials (December 26, 2025).

Additionally, the City received a formal notice from FEMA (Attachment 2) that Iowa City is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 Code of Federal Regulations (CFR) Part 60.3 (d) of the NFIP regulations by the effective date of the FIRM. Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP. These updates are critical to maintaining the City's NFIP participation and to supporting sound floodplain management practices across the community.

Background

The City of Iowa City officially joined the NFIP on May 2, 1977, when its first FIRM became effective. The NFIP, administered by FEMA provides federally backed flood insurance to homeowners, renters, and business owners in participating communities.

To maintain eligibility in the program, communities must adopt and enforce minimum floodplain management regulations established by FEMA through the NFIP. These standards are designed to reduce future flood damage and are codified in Title 44, Chapter 1, Subchapter B,

Part 60.3 of the CFR. While the NFIP sets minimum regulatory requirements, it also encourages participating states and communities to adopt higher standards where appropriate, to better protect people and property from local flood hazards.

In addition to participating in the NFIP, the City also takes part in the voluntary Community Rating System (CRS) Program. This program recognizes communities that go above and beyond the NFIP's minimum standards by offering flood insurance premium discounts to residents and businesses. Iowa City's participation in CRS demonstrates its continued commitment to flood risk reduction and community resilience.

The City of Iowa City currently exceeds several core NFIP regulatory requirements through the implementation of enhanced local standards, which provide additional protection for people, property, and infrastructure in flood-prone areas. The higher standards Iowa City has already adopted and enacted as a delegated community include the following:

1. Elevation and Freeboard
   FEMA requires residential structures in Special Flood Hazard Areas (SFHAs) to be elevated to the Base Flood Elevation (BFE). Iowa City requires all new or substantially improved residential structures to be elevated at least one foot above the 0.2% annual chance flood event, adding an extra buffer of protection.

2. Regulation of the 0.2% Annual Chance Flood Event (500-Year)
   While FEMA does not mandate regulation of the 0.2% annual chance flood event, Iowa City regulates development within this area. This approach mitigates risks from less frequent but potentially damaging flood events.

3. Substantial Damage / Improvement Criteria
   Structures that are substantially damaged or improved, meaning the cost of repair or improvement equals or exceeds 50% of the structure's market value, must meet current floodplain development standards. Iowa City meets the minimum threshold requirement but regulates to a higher standard by including a criteria that states any addition which increases the original floor area of a building by twenty five percent (25%) or more will require compliance.

4. Protection of Critical Facilities
   Iowa City has enforced that Class 1 Critical Facilities, such as police and fire stations, emergency medical centers, communication centers, hospitals, jails, nursing homes, and other residential uses for persons with limited mobility and/or dependency upon life sustaining medical equipment may not be located within a flood hazard area and must remain accessible during the 0.2% annual chance flood event.

5. Stricter Design Requirements for Enclosures
   Enclosed areas below the lowest floor of structures in the floodplain must meet strict FEMA-compliant venting requirements. These prevent hydrostatic pressure from damaging buildings and reduce the risk of structural failure during flooding.

6. Dry-Floodproofing
   The City requires a dry-floodproofing certificate and floodproofing plan of action for non-residential structures to ensure compliance.

These higher standards reflect Iowa City's commitment to long-term flood resilience, public safety, and eligibility for discounted flood insurance under the CRS Program for its community members.

Proposed Amendments

Table 1 summarizes Iowa City's current standards and proposed amendments. The proposed amendments enhance the current regulations and therefore allow the City to recover faster from a flood event, reduce overall flood risk, and remain eligible for federally supported assistance.

Table 1: Summary of Current and Proposed Amendments to Iowa City's Floodplain Management Standards

Category	Current Standards	Proposed Amendments
Definitions	Existing definitions are based on 2010 ordinance language.	Align definitions with updated FEMA and Iowa Department of Natural Resources (IA DNR) terminology. Add or clarify terms.
Development in the Floodplain	General definition of "development" with limited examples.	Clarify that development includes grading, fill, utility work, etc. Refine permit requirements for substantial improvement or damage.
Accessory Structures	No clear standards for detached structures in floodplains.	Include criteria for allowing accessory structures (e.g., detached garages, sheds, etc.) in flood hazard areas, specifically when elevation or floodproofing is required.
Enforcement & Violations	Code includes general enforcement language that lacks details aligned with FEMA.	Improve clarity around how violations are defined, enforced, and resolved per FEMA and local expectations.
Floodway & Encroachment	Limited specificity about "no-rise" requirements.	Codify that no development is allowed in floodways without a certified no-rise analysis and certificate by a licensed engineer.
Elevation Standards	Lowest floor of residential structures must be elevated 1 foot (1 ft) above the 0.2% annual chance flood event (already exceed' s FEMA's minimum requirement).	Reaffirm this standard. Clarify how venting, anchoring, and construction standards apply to all new or substantially improved structures.

Permit Process	Permit process exists but lacks specificity on required documentation.	Formalize pre- and post-construction documentation (e.g., elevation certificates, cost estimates). Clarify steps for compliance.
Variance Criteria	Existing section references general zoning variance language.	Adds detailed variance criteria specific to floodplain standards and includes where to find variance information in the code.

Analysis

By exceeding the NFIP minimum criteria, Iowa City also qualifies for participation in the CRS program, overseen by FEMA. This program rewards communities that surpass the compliance requirements by providing a flood insurance discount to community members. CRS classes, administered by FEMA, rank communities based on flood risk reduction activities, from Class 1 (highest points, 45% discount) to Class 10 (no points, no discount). The classes are determined by a points-based system for activities like public outreach and floodplain management, encouraging communities to go beyond minimum NFIP requirements. The City of Iowa City currently holds a Class 6 rating within this program, resulting in a 20% discount on flood insurance premiums for properties located throughout the City, whether they are in a mapped flood zone or not.

The discount reflects the City's proactive measures in floodplain management, and its commitment to keeping residents and properties within the flood hazard areas safe. In order to maintain the CRS classification and receive the benefits of a participating community, the City must continue to enforce and uphold more stringent floodplain management standards.

Iowa City faces unique and distinctive flood hazard risks. In adopting the proposed amendments, the City can continue to exceed the NFIP minimum requirements for compliance, and as a result, remain well-equipped in response to the dynamic flood hazard risks the community faces. The proposed amendments contribute to this effort.

Next Steps

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

Staff Recommendation

Staff recommends that Title 14 Zoning be amended, as illustrated in Attachment 1, to update requirements related to floodplain management standards for Iowa City residents and businesses to have continued eligibility to obtain insurance and participate in the National Flood Insurance Program.

Attachments

1. Draft Zoning Code Floodplain Management Standards Text Amendments

2. FEMA Formal Letter to the City of Iowa City

Approved by: D. Sitzman

Danielle Sitzman, AICP, Development Services Coordinator
Department of Neighborhood and Development Services

ATTACHMENT 1

Draft Zoning Code Floodplain Management Standards Text Amendments

14-8B-5: FLOODPLAIN DEVELOPMENT PERMIT:

A. Permit Required: A floodplain development permit issued by the building official shall be secured prior to initiation of any development on a tract of land within a flood hazard area.

B. Submittal Requirements: The building official may require the following information:

1. Description of the work to be covered by the permit.

2. Description of the land on which the proposed work is to be done (i.e., lot, block, tract, street address or similar description) that will readily identify and locate the work to be done.

3. Location and dimensions of all structures.

~~3~~4. Indication of the use or occupancy for which the proposed work is intended.

~~4~~5. Elevation of the ~~flood hazard event~~ base flood and 0.2% annual chance flood event. Where flood elevation data is not provided in the flood insurance study, the applicant shall contact the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources to obtain such data.

~~5~~6. Elevation (in relation to ~~national geodetic~~ ~~vertical datum~~ North American Vertical Datum 1988) of the lowest floor, including basement, of ~~buildings~~ structures or of the level to which a building is to be floodproofed.

~~6~~7. For ~~buildings~~ structures being improved or rebuilt, the estimated cost of improvements and market value of the ~~building~~ structure prior to the improvements.

~~7~~8. Such other information as the ~~administrator~~ building official deems reasonably necessary for the purpose of determining compliance with the requirements of ~~c~~Chapter 5, ~~a~~Article J, "Floodplain Management Standards", of this title.

C. Approval Procedure: The building official shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of ~~c~~Chapter 5, ~~a~~Article J, "Floodplain Management Standards", of this title, and shall approve or disapprove, in writing, the application. For disapprovals, the applicant will be informed, in writing, of the specific reasons why the application was disapproved. The building official shall not issue permits for variances, except as approved by the ~~b~~Board of ~~a~~Adjustment according to the approval criteria for such variances set forth in ~~c~~Chapter 5, ~~a~~Article J of this title. ~~(Ord. 10-4414, 11-16-2010)~~

ARTICLE J. FLOODPLAIN MANAGEMENT STANDARDS

SECTION:

14-5J-1: Purpose

14-5J-2: Applicability And Interpretation

14-5J-3: Legal Authority And Findings Of Fact

14-5J-4: Compliance With Provisions; Nonconforming Situations

14-5J-5: Enforcement

14-5J-6: Floodplain Development Permit

14-5J-7: General Floodplain Management Standards

14-5J-8: Special Floodway Provisions

14-5J-9: Variances

14-5J-10: Amendments

14-5J-11: Warning And Disclaimer Of Liability

14-5J-1: PURPOSE:

The purpose of this ~~a~~Article is to protect and preserve the rights and privileges and property of Iowa City and its residents and to protect, preserve and improve the peace, safety, health, welfare, comfort and convenience of its residents by minimizing flood losses. The provisions of this ~~a~~Article are designed to:

A. Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.

B. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood or that cause excessive increases in flood heights or velocities.

C. Require that uses vulnerable to floods, including public utilities that serve such uses, be protected against flood damage.

D. Assure that eligibility is maintained for property owners to purchase flood insurance through the national flood insurance program. ~~(Ord. 10-4414, 11-16-2010)~~

14-5J-2: APPLICABILITY AND INTERPRETATION:

A. Application Of Provisions: ~~The regulations within this article apply to all lands identified in the "Johnson County, Iowa, and incorporated areas flood insurance rate map", dated February 16, 2007. The "Johnson County, Iowa and incorporated areas flood insurance study", as amended, is hereby adopted by reference and is made a part of this article for the purpose of administering floodplain management regulations.~~ The provisions of this Ordinance shall apply to all lands and development which have significant flood hazards. The Flood Insurance Rate Map (FIRM) for Johnson County and Incorporated Areas, City of Iowa City, Panels 19103C0185F, 19103C0187F, 19103C0189F, 19103C0190F, 19103C0191F, 19103C0192F, 19103C0193F, 19103C0194F, 19103C0205F, 19103C0211F, 19103C0213F, 19103C0215F, 19103C0310F, and 19103C0330F, dated December 26, 2025, which were prepared as part of the Johnson County Flood Insurance Study, shall be used to identify such flood hazard areas and all areas shown thereon to be within the boundaries of the base flood shall be considered as having significant flood hazards. The Flood Insurance Study for Johnson County is hereby adopted by reference and is made a part of this Ordinance for the purpose of administering floodplain management regulations.

B. Rules for Interpretation of Flood Hazard Boundaries: The boundaries of the flood hazard areas shall be determined by scaling distances on the official Flood Insurance Rate Map. Where uncertainty exists with respect to the precise location of the base flood elevation at the particular site in question and when an interpretation is needed as to the exact location of a boundary, the

building official shall make the necessary interpretation. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the building official in the enforcement or administration of this Article.

~~B~~C. Minimum Requirements: The provisions of this ~~a~~Article are considered minimum requirements and will be liberally construed in favor of the ~~governing body~~ City of Iowa City and will not be deemed a limitation or repeal of any other powers granted by the ~~s~~State ~~statutes~~.

~~C~~D. Abrogation And Greater Restrictions: It is not intended by this ~~a~~Article to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this ~~a~~Article imposes greater restrictions, the provisions of this ~~a~~Article shall prevail. Where more specific provisions herein conflict with other provisions of this title, this ~~a~~Article shall prevail. ~~(Ord. 10-4414, 11-16-2010)~~

E. Severability: If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

14-5J-3: LEGAL AUTHORITY AND FINDINGS OF FACT:

A. Legal Authority: Chapter 455B and 414, ~~c~~Code of Iowa, as amended, gives cities authority to adopt regulations governing development and redevelopment within flood hazard areas, including designation of flood hazard maps.

B. Legislative Findings:

1. The flood hazard areas of Iowa City are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base, all of which adversely affect the peace, safety, health, welfare, comfort and convenience of its residents.

2. These flood losses, hazards, and related adverse effects are caused by the occupancy of flood hazard areas by uses vulnerable to flood damages. Such uses create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding and the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.

3. This ~~a~~Article relies upon engineering methodology for analyzing flood hazards, which is consistent with the standards established by the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources or its assignee. ~~(Ord. 10-4414, 11-16-2010)~~

14-5J-4: COMPLIANCE WITH PROVISIONS; NONCONFORMING SITUATIONS:

A. Except as provided in subsection B of this section, no structure or land shall hereafter be used and no structure shall be located, enlarged, converted or structurally altered without full compliance with the terms of this ~~a~~Article.

B. If a structure that is not in compliance with the provisions of this ~~a~~Article lawfully existed prior to May 2, 1977, and has existed continuously without abandonment since that time, then improvements may be made to the structure, notwithstanding the provisions of this ~~a~~Article, provided such improvements do not constitute a substantial improvement as defined in ~~c~~Chapter 9, ~~a~~Article F, "Floodplain Management Definitions", of this title. However, structures, uses, or development that are nonconforming with regard to other provisions of this title must

comply with the applicable regulations contained in ~~cC~~hapter 4, ~~aA~~rticle E, "Nonconforming Situations", of this title. ~~(Ord. 10-4414, 11-16-2010)~~

14-5J-5: ENFORCEMENT:

A. Enforcement Official Designated: The building official shall administer and enforce the provisions of this ~~aA~~rticle.

B. Duties And Responsibilities: Duties and responsibilities of the building official include, but are not necessarily limited to the following:

1. Review all floodplain development permit applications to assure that the provisions of this Article will be satisfied.

2. Review floodplain development applications to assure that all necessary permits have been obtained from federal, state and local government agencies including approval when required from the Iowa Department of Natural Resources for floodplain construction.

~~1~~3. Record and maintain a record of the elevation (in relation to ~~national geodetic vertical datum~~ North American Vertical Datum 1988) of the lowest floor, including basement, of all new or substantially improved ~~buildings~~ structures or the elevation to which new or substantially improved structures have been floodproofed.

~~2~~4. Notify adjacent communities or counties and the Iowa ~~dD~~epartment of ~~nN~~atural ~~rR~~esources, or its assignee, prior to any proposed alteration or relocation of a watercourse~~.~~ and submit evidence of such notifications to the Federal Emergency Management Agency.

~~35.~~ Keep a record of all permits, appeals, variances and other such transactions and correspondence pertaining to the administration of this ~~aA~~rticle. ~~(Ord. 10-4414, 11-16-2010)~~

6. Submit to the Federal Insurance Administrator an annual report concerning the Iowa City's participation in the National Flood Insurance Program, utilizing the annual report form supplied by the Federal Insurance Administrator.

7. Notify the Federal Insurance Administrator of any annexations or modifications to the Iowa City's boundaries.

8. Maintain the accuracy of the Iowa City's Flood Insurance Rate Maps when:

a. Development placed within the floodway results in any of the following:

(1) An increase in the base flood elevations, or

(2) Alteration to the floodway boundary.

b. Development placed in Zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base flood elevation; or

c. Development relocates or alters the channel.

d. Within 6 months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

9. Perform site inspections to ensure compliance with the standards of this Article.

10. Forward all requests for variances and appeals to the Board of Adjustment for consideration. Ensure all requests include the information ordinarily submitted with applications as well as any additional information deemed necessary to the Board of Adjustment.

14-5J-6: FLOODPLAIN DEVELOPMENT PERMIT:

A. Permit Required: A floodplain development permit, issued by the building official, must be obtained prior to initiation of any development on a parcel of land within a flood hazard area according to the applicable review and approval procedures contained in ~~c~~Chapter 8, ~~a~~Article B, "Administrative Approval Procedures", of this title. Issuance of a floodplain development permit does not relieve the property owner from complying with federal, state, or other agency regulations, including approval when required from the Iowa ~~d~~Department of ~~nN~~atural ~~r~~Resources.

B. Compliance: Floodplain development permits based on approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications. Prior to use or occupancy of any structure, the applicant will be required to submit certification by a professional engineer or land surveyor, registered in the state, that the finished fill, ~~building~~ structure floor elevations, floodproofing or other flood protection measures were accomplished in compliance with the provisions of this ~~a~~Article. Any use, arrangement or construction not in compliance with the uses authorized will be deemed a violation of this ~~a~~Article. ~~(Ord. 10-4414, 11-16-2010)~~

C. Penalties for Violation: Violation of any provision of this Chapter will be enforced as a municipal infraction pursuant to 1-4-2.

14-5J-7: GENERAL FLOODPLAIN MANAGEMENT STANDARDS:

~~All properties subject to the regulations of this article must comply with the following applicable performance standards~~: All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards and where the base flood elevations have not been provided in the flood insurance study, the Iowa Department of Natural Resources shall be contacted to determine:

A. Whether the land involved is either wholly or partly within the floodway or floodway fringe; and

B. The base flood and 0.2% annual chance flood elevation. Until a regulatory floodway is designated, no development may increase the base flood elevation more than one (1') foot. The applicant will be responsible for providing the Iowa Department of Natural Resources with sufficient technical information to make such determination.

~~A~~C. General Construction Requirements: All ~~structures~~ development shall be:

1. ~~Adequately~~ Designed and adequately anchored to prevent flotation, collapse or lateral movement of the structure; and

2. Constructed with materials and utility equipment resistant to flood damage; and

3. Constructed by methods and practices that minimize flood damage.

~~B~~D. Class 1 Critical Facilities:

1. Class 1 critical facilities may not be located within a flood hazard area.

2. Class 1 critical facilities must be located with a means of vehicular access that will remain passable during occurrence of the 0.2% flood event.

~~C~~E. Residential Buildings:

1. All new or substantially improved residential structures must have the lowest floor ~~of the original structure and any lateral addition,~~ including basement, elevated a minimum of one foot (1') above the flood hazard elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot (1') above the flood hazard elevation and extend at such elevation at least eighteen feet (18') beyond the limits of any structure erected thereon.

2. Where existing topography, street grades, or other factors preclude elevating by fill, alternate methods of elevating, such as piers, may be allowed, subject to approval by the building official. In such a case, a licensed professional shall certify that the methods used will be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

3. All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the building official determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

~~D~~F. Nonresidential and Mixed Use Buildings:

1. All new or substantially improved nonresidential ~~buildings~~ structures must have the lowest floor ~~of the original structure and any lateral addition,~~ including basement, elevated a minimum of one foot (1') above the flood hazard elevation or, together with attendant utility and sanitary systems, be floodproofed to such a level.

2. All new and substantially improved mixed-use structures must be designed with all residential uses, including dwelling units, located a minimum of one foot (1') above the flood hazard elevation. Commercial use areas must meet the requirements for non-residential structures in paragraph 14-5J-7D-1. Lobbies that provide access to both residential and commercial portions may be floodproofed in accordance with paragraph 14-5J-7D-3, provided that there is at least one separate access to residential areas of the structure. When separate access to residential areas is located less than one foot (1') above the flood hazard elevation and is enclosed by walls, the walls must comply with the requirements for openings in 14-5J-7E-1.

~~2~~3. When floodproofing is utilized, a professional engineer registered in the state ~~shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the flood hazard, and that the structure below the flood hazard elevation is watertight with walls substantially impermeable to the passage of water. Such certification must also indicate the specific elevation, in relation to national geodetic vertical datum, to which any structures are floodproofed. A record of this certification will be retained in the office of the building official.~~ must submit a Non-Residential Floodproofing Certificate, a Flood Emergency Operation Plan, and an Inspection and Maintenance Plan to be retained in the office of the building official.

a. The Non-Residential Floodproofing Certificate shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and

uplift forces and other factors associated with the flood hazard, and that the structure below the flood hazard elevation is watertight with walls substantially impermeable to the passage of water. Such certification must also indicate the specific elevation, in relation to North American Vertical Datum 1988, to which any structures are floodproofed.

b. Components of the Flood Emergency Operating Plan (FEOP) will include procedural details when the floodproofing requires human intervention such as the installation of flood gates or flood shields. The FEOP will ensure that the floodproofing components will operate properly under all conditions, including power failures.

c. The Inspection and Maintenance Plan will ensure that all components will operate properly under flood conditions by describing inspection and maintenance activities, including inspection intervals and repair requirements.

~~E~~G. All New And Substantially Improved Structures:

1. Fully enclosed areas below the ~~"~~lowest floor~~"~~ that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer to meet or exceed the following minimum approval criteria:

a. There must be a minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The openings shall not be located on the same wall.

b. The openings shall be located on exterior walls such that the 1% flood elevation, ~~or shallow flood elevation,~~ is above the bottom of the opening, and in all cases the bottom of all openings shall be no higher than one foot (1') above grade.

c. Openings shall permit the automatic entry and exit of floodwaters.

2. New and substantially improved structures must be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

3. New and substantially improved structures ~~must be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities elevated or floodproofed to one foot (1') above the flood hazard elevation.~~ shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case of non-residential structures, optionally floodproofed) to a minimum of one foot (1') above the flood hazard elevation.

4. New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation or designed to be watertight and withstand inundation to such a level.

~~F~~H. Manufactured Housing: ~~Manufactured~~ All new and substantially improved manufactured housing, including those placed in existing manufactured housing parks, planned developments, or subdivisions, must be:

1. Anchored to resist flotation, collapse or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the City Building Code.

2. Elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one foot (1') above the flood hazard elevation.

~~G~~I. Utility And Sanitary Systems:

1. All new or replacement on site water supply or sewage waste disposal systems must be located or designed to avoid impairment to the system or contamination from the system during flooding.

2. New or replacement water supply systems and sanitary sewage systems must be designed to minimize or eliminate infiltration of floodwaters into the system. Water supply facilities and sanitary sewage systems (other than onsite systems) must be provided with a level of protection equal to or greater than one foot (1') above the flood hazard elevation.

3. Utilities, such as gas or electrical systems, must be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damage or impaired systems.

4. On-site waste disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

~~H~~J. Storage Of Flammable, Explosive Or Injurious Materials: Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one foot (1') above the flood hazard elevation. Other material and equipment must either be similarly elevated or:

1. Not be subject to major flood damage and be anchored to prevent movement due to floodwaters; or

2. Be readily removable from the area within the time available after flood warning.

~~I~~K. Flood Control Structural Works: Flood control structural works, including, but not limited to, levees and flood walls, must provide, at a minimum, protection from a 0.2% flood event with a minimum of three feet (3') of design freeboard and must provide for adequate interior drainage. In addition, flood control structural works must be approved by the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources or its assignee.

~~J~~L. ~~Inhibiting Floodways And Drainage Facilities: No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or other drainage facility or system.~~ Watercourse Alterations Or Relocations: Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Iowa Department of Natural Resources.

~~K~~M. Subdivisions:

1. Subdivisions and planned developments, including manufactured housing parks and subdivisions, must be designed to minimize flood damage and must have adequate drainage provided to reduce exposure to flood damage, and must meet the applicable performance standards established by the ~~c~~City ~~e~~Engineer. Development associated with subdivision

proposals (including the installation of public utilities) shall meet the applicable performance standards of this ~~a~~Article. Any subdivision, planned development, or manufactured housing park intended for residential development must provide all lots with a means of vehicular access that will remain passable during occurrence of the ~~1~~0.2% annual chance flood event.

2. Proposals for subdivisions shall include the flood hazard elevation data for those areas located within flood hazard areas.

~~L~~N. Residential Accessory Structures: The exemption of detached garages, sheds and similar structures from the general floodplain management for residential buildings may result in increased premium rates for insurance coverage of the structure and contents; however, said detached garages, sheds and similar accessory type structures are exempt from the general floodplain management for residential buildings when all of the following conditions exist:

1. The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than one foot (1') above the flood hazard elevation must be constructed of flood-resistant materials.

~~1~~2. The structure is not used for human habitation.

~~2~~3. ~~The structure is designed so as to have low flood damage potential.~~ The structure shall be used solely for low flood damage potential purpose such as vehicle parking and limited storage.

~~3~~4. The structure is constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.

~~4~~5. The structure is firmly anchored to ~~prevent flotation, which may result in damage to other structures.~~ resist floatation, collapse and lateral movement.

~~5~~6. The service facilities for the structure, such as electrical and heating equipment, are elevated or floodproofed to at least one foot (1') above the flood hazard elevation.

~~8~~7. ~~Openings shall permit the automatic entry and exit of floodwaters.~~ The structure's walls include openings that satisfy the provisions of 14-5J-7E-1.

~~M~~O. Recreational Vehicles:

1. Recreational vehicles are exempt from the requirements of subsection F of this section regarding anchoring and elevation of manufactured homes when the following criteria are satisfied:

a. The recreational vehicle shall be located on the site for less than one hundred eighty (180) consecutive days; and

b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

2. Recreational vehicles that are located on the site for more than one hundred eighty (180) consecutive days or are not ready for highway use must satisfy requirements of subsection F of this section regarding anchoring and elevation of manufactured homes. ~~(Ord. 10-4414, 11-16-2010)~~

P. Pipeline River And Stream Crossings: Pipeline river and stream crossings must be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.

14-5J-8: SPECIAL FLOODWAY PROVISIONS:

In addition to the general floodplain standards listed above, ~~uses~~ development within the floodway must meet the following applicable standards:

A. No ~~use~~ development is permitted in the floodway that would increase the ~~1% flood hazard elevation, unless approved by the Iowa department of natural resources or its assignee.~~ base flood elevation. Prior to issuance of a floodplain development permit the applicant /agent must obtain a conditional LOMR from FEMA.

B. All ~~uses~~ development within the floodway must:

1. Be consistent with the need to minimize flood damage; and

2. Use construction methods and practices that will minimize flood damage; and

3. Use construction materials and utility equipment that are resistant to flood damage.

C. No ~~use~~ development is permitted that would affect the capacity or conveyance of the channel or floodway or any tributary to the main stream, drainage ditch or any other drainage facility or system.

D. Structures, buildings , recreational vehicles and sanitary and utility systems, if permitted, must meet the applicable general floodplain management standards and must be constructed and aligned to present the minimum possible resistance to flood flows.

E. ~~Buildings~~ Structures, if permitted, must have low flood damage potential and must not be used for human habitation.

F. Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the floodway within the time available after flood warning.

G. Watercourse alterations or relocations, including channel changes and modifications, must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources or its assignee.

H. Any fill or stream bank erosion control projects allowed in the floodway must have some beneficial purpose and will be limited to the minimum amount necessary.

I. Pipelines that cross rivers or streams must be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to action of flood flows. Where floodway data has been provided in the flood insurance study, such data shall be used to define the floodway limits.

J. ~~Where no floodway data has been provided, the Iowa department of natural resources or its assignee shall be contacted to provide a floodway delineation. Where floodway data is not available, it shall be the responsibility of the permittee to produce engineered data delineating~~

~~the floodway. (Ord. 10-4414, 11-16-2010)~~ Where no floodway data has been provided, the Iowa Department of Natural Resources shall be contacted to provide a floodway delineation. The applicant will be responsible for providing the Iowa Department of Natural Resources with sufficient technical information to make such determination.

14-5J-9: VARIANCES:

The ~~bB~~Board of ~~aA~~Adjustment may authorize, upon request, in specific cases, such variances from the terms of this ~~aA~~Article that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ~~aA~~Article will result in unnecessary and undue hardship. To ensure that the spirit of this title is observed and substantial justice done, no variance to the strict application of any provision of this ~~aA~~Article shall be granted by the board unless the applicant demonstrates that all of the following approval criteria are met. In addition, the applicant must meet all the provisions and general approval criteria for variances as stated in ~~cC~~hapter 4, ~~aA~~rticle B, "Minor Modifications, Variances, Special Exceptions, And Provisional Uses", of this title, except subsection 14-4B-2A4 of this title. See Section 14-8C for the procedure to apply for a variance and Section 14-4B-2 for the standards to obtain a variance.

A. Approval Criteria:

1. No variance shall be granted for any development within the floodway that would result in any increase in flood elevation unless approved by the Iowa ~~dD~~epartment of ~~nN~~atural ~~rR~~esources or its assignee.

2. Variances shall only be granted upon a showing of good and sufficient cause, and a determination that the granting of the variance will not result in increased flood elevation, additional threats to public safety, extraordinary public expense, create nuisances or cause fraud on or victimization of the public.

3. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

4. In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this ~~aA~~rticle, the applicant shall be notified, in writing, over the signature of the building official, that the issuance of a variance will likely result in increased premium rates for flood insurance.

5. All variances granted shall have the concurrence or approval of the Iowa ~~dD~~epartment of ~~nN~~atural ~~rR~~esources or its assignee.

B. Factors For Consideration: When considering applications for variances, the ~~bB~~oard of ~~aA~~djustment will consider all relevant factors specified in other sections of this ~~aA~~rticle in addition to the following factors:

1. The danger to life and property due to increased flood elevation or velocities caused by encroachments.

2. The danger that materials may be swept on to other land or downstream to the injury of others.

3. The importance of the services provided by the proposed facility to the community, and the risk of losing said services during a flood event.

4. The risk assumed by emergency personnel if it is necessary to evacuate the use/structure during a flood event.

5. After consultation with the historic preservation commission, a determination of whether compliance with the floodplain regulations would result in a substantial alteration or destruction of defining architectural characteristics of landmark properties and properties located within historic or conservation districts.

6. Such other factors that are relevant to the purposes of this ~~a~~Article.

C. Conditions Of Approval: Upon consideration of the factors and approval criteria listed in this section, the ~~b~~Board of ~~a~~Adjustment may attach such conditions and safeguards to the granting of a variance as it deems necessary to fulfill the purposes and intent of the provisions of this ~~a~~Article. ~~(Ord. 10-4414, 11-16-2010)~~

14-5J-10: AMENDMENTS:

The regulations and standards set forth in this ~~a~~Article may, from time to time, be amended, supplemented, changed or repealed. No amendment, supplement, change or modification shall be undertaken without prior approval of the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources or its assignee. ~~(Ord. 10-4414, 11-16-2010)~~

14-5J-11: WARNING AND DISCLAIMER OF LIABILITY:

The degree of flood protection required by this ~~a~~Article is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by humanmade or natural causes, such as ice jams and bridge openings restricted by debris. This ~~a~~Article does not imply that areas outside the regulated areas will be free from flooding or flood damages. This ~~a~~Article does not imply that uses permitted within the regulated areas will be free from flooding or flood damages. This ~~a~~Article shall not create liability on the part of Iowa City or any officer or employee thereof for any flood damages that result from reliance on this ~~a~~Article or any administrative decision lawfully made hereunder. ~~(Ord. 10-4414, 11-16-2010)~~

14-9F-1: DEFINITIONS:

As used in ~~c~~Chapter 5, ~~a~~Article J, "Floodplain Management Standards", of this title, the following definitions shall apply. The general definitions contained in ~~a~~Article A of this ~~c~~Chapter shall apply to all terms used in ~~c~~Chapter 5, ~~a~~Article J of this title that are not defined in this section.

APPURTENANT STRUCUTRE: A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

BASEMENT: Any enclosed area of a building that has its floor or lowest level below ground level (subgrade) on all sides (see definition of Lowest Floor).

BASE FLOOD: The flood having one (1) percent chance of being equaled or exceeded in a given year. (Also commonly referred to as the “100-year flood”).

BASE FLOOD ELEVATION (BFE): The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.

CLASS 1 CRITICAL FACILITIES: Facilities that must remain accessible during the 0.2% flood event because they are the base of operations for emergency responders, are particularly difficult to evacuate during a flood event, or facilities that provide services essential to the life, health, and safety of the community. Class 1 critical facilities include police and fire stations, emergency medical centers, communication centers, hospitals, jails, nursing homes, and other residential uses for persons with limited mobility and/or dependency upon life sustaining medical equipment.

CRITICAL FACILITIES: Structures that store public records; museums and libraries; schools; and other buildings that store rare and/or valuable items and information that sustain the history and public records of a community. These structures are not expected to remain accessible or functioning during a flood event, though in many instances their functions must resume as soon as possible after a flood event. Critical facilities also include public infrastructure such as water distribution and wastewater treatment facilities, which are expected to remain functioning during a flood event although they may be temporarily inaccessible or accessible only by watercraft during a flood event.

DEVELOPMENT: Any humanmade change to improved or unimproved real estate, including, but not limited to, the placement of manufactured housing, buildings or other structures, mining, dredging, streambank erosion control measures, storage of equipment or materials, filling, grading, paving, excavation or drilling operations. ~~Development is considered to commence with either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory built home on a foundation.~~ Development does not include “minor projects” or “routine maintenance of existing buildings and facilities” as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.

ENCLOSED AREA BELOW LOWEST FLOOR: The floor of the lowest enclosed area in a structure when all the following criteria are met:

A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of 14-5J-7E-1.
B. The enclosed area is unfinished (not carpeted, drywalled, etc.), and used solely for low damage potential uses such as building access, parking or storage, and
C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one foot (1’) above the base flood elevation.
D. The enclosed area is not a basement.

EXISTING CONSTRUCTION: Any structure for which the “start of construction” commenced before May 2, 1977.

EXISTING MANUFACTURED HOUSING PARK OR SUBDIVISION: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before May 2, 1977.

EXPANSION OF EXISTING MANUFACTURED HOUSING PARK OR SUBDIVISION: The preparation of additional sites by the construction of facilities for servicing the lots on which the

manufactured homes are to be affixed, including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

FLOOD: A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

FLOOD CONTROL STRUCTURAL WORKS: Barriers or storage areas constructed to control floodwater, modify or redirect a channel.

FLOOD ELEVATION: The elevation which floodwaters would reach at a particular site during the occurrence of a specific frequency flood. For instance, the 1% flood elevation is the elevation of floodwaters with a one percent (1%) likelihood of occurring in any given year. The 0.2% flood elevation is the elevation of floodwaters with a two-tenths percent (0.2%) likelihood of occurring in any given year. In areas of shallow flooding, there is a one percent (1%) or greater annual chance of flooding to an elevation specified on the flood insurance rate map.

FLOOD EVENT:

500-Year Flood Event: A flood, the magnitude of which has a two-tenths percent (0.2%) chance of being equaled or exceeded in any given year or which, on the average, will be equaled or exceeded at least once every five hundred (500) years.

100-Year Flood Event: A flood, the magnitude of which has a one percent (1%) chance of being equaled or exceeded in any given year or which, on the average, will be equaled or exceeded at least once every one hundred (100) years.

1% Annual Chance Flood Event: The predicted level of flooding with a one percent (1%) chance of being equaled or exceeded in any given year (formerly known as the 100-year flood event).

0.2% Annual Chance Flood Event: The predicted level of flooding with a two-tenths percent (0.2%) chance of being equaled or exceeded in any given year (formerly known as the 500-year flood event).

FLOOD HAZARD AREA: Land ~~that is shaded and~~ areas that are subject to flooding that are identified on the Flood Insurance Rate Map as “A”, "AE", ~~"X" or~~ .~~on the flood insurance rate map.~~, and “X-shaded”.

FLOOD HAZARD ELEVATION: ~~In AE zones, the elevation of the 0.2% flood as profiled in the flood insurance study for Johnson County, Iowa. In areas of shallow flooding, the elevation of the flood as illustrated on the flood insurance rate map.~~

A. In zones labeled “AE” and “X-shaded”, the elevation of the 0.2% annual chance flood event as provided by the Flood Insurance Study for Johnson County, Iowa.

B. In zones labeled “A”, the elevation of the 0.2% annual chance flood event as determined by the Iowa Department of Natural Resources.

FLOOD INSURANCE RATE MAP (FIRM): The official map prepared as part of (but published separately from) the flood insurance study which delineates both the flood hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS): ~~A study initiated, funded and published by the federal insurance administration for the purpose of evaluating, in detail, the existence and severity of~~

~~flood hazards, providing the city with the necessary information for adopting a floodplain management program and establishing actuarial flood insurance rates.~~ A report published by FEMA for a community issued along with the community's Flood Insurance Rate Map(s) that performs an examination, evaluation and determination of flood hazards. The FIS report contains such background data as the base flood discharge and water surface elevations that were used to prepare the accompanying FIRM.

FLOODPLAIN: Any land area susceptible to being inundated by water as a result of a specific frequency flood. For instance, the 1% floodplain is the area of land that, in any given year, has a one percent (1%) likelihood of flooding. The 0.2% floodplain is the area of land that, in any given year, has a two-tenths percent (0.2%) likelihood of flooding. In areas of shallow flooding, there is a one percent (1%) or greater annual chance of flooding to a specified elevation, but a clearly defined channel does not exist, and the path of flooding is unpredictable.

FLOODPLAIN MANAGEMENT: An overall program of corrective and preventive measures for reducing flood damages and for promoting the wise use of floodplains, including, but not limited to, emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.

FLOODPROOFING: Any combination of structural and nonstructural additions, changes or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.

FLOODWAY: The channel of a river or stream and those portions of the floodplains adjoining the channel which are reasonably required to carry and discharge floodwaters or flood flows so that confinement of floodwaters to the floodway area will not ~~result in substantially higher flood elevation.~~ cumulatively increase the water surface elevation of the base flood (1% annual chance) by more than one foot (1').

so that confinement of floodwaters to the floodway area will not result in substantially higher flood elevation.

FLOODWAY FRINGE: Those portions of the ~~floodplain, other than the floodway, which can be filled, leveed or otherwise obstructed without causing substantially higher flood elevations.~~ Flood Hazard Area that are located outside the floodway.

HAZARDOUS MATERIALS: Combustible materials, and flammable liquids, and chemicals—whether stored aboveground or underground. These include but are not limited to cryogenic fuels, class I and class II liquids, liquified petroleum gas, and other substances regulated by the international fire code, as amended.

HIGHEST ADJACENT GRADE: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE: Any structure that is:

A. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requiremnts for individual listing on the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,

D. Individually listed on a local inventory of historic places in communities with historic preservation programs (note Iowa City has such a program) that have been certified by either i) an approved state program as determined by the Secretary of the Interior (note State of Iowa has an approved program) or ii) directly by the Secretary of the Interior in states without approved programs.

LOWEST FLOOR: The floor of the lowest enclosed area in a ~~building~~ structure, including a basement, except when ~~all the following criteria are met:~~ the criteria listed in the definition of Enclosed Area Below Lowest Floor are met.

~~A. The enclosed area is designed to flood to equalize hydrostatic pressure during floods with walls or openings that satisfy the provisions of subsection 14-5J-7E of this title; and~~

~~B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses, such as building access, parking or storage; and~~

~~C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one foot (1') above the flood hazard elevation; and~~

~~D. The floor is not below grade on all sides.~~

MANUFACTURED HOUSING: Any structure designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation on a building site. For the purposes of ~~c~~Chapter 5, ~~a~~Article J, "Floodplain Management Standards", of this title, manufactured housing includes factory built homes, mobile homes, manufactured homes and modular homes and also includes recreational vehicles, park trailers, travel trailers and other similar vehicles placed on a site for greater than one hundred eighty (180) consecutive days~~.~~ and not fully licensed and ready for highway use.

MANUFACTURED HOUSING PARK OR SUBDIVISION: A parcel or contiguous parcels of land divided into two (2) or more manufactured housing lots for rent or sale.

MINOR PROJECTS: Small development activities (except for filling, grading and excavating) valued at less than $500.

MIXED-USE STRUCTURE: A structure with areas designed for both residential and commercial uses, in which the floor area dedicated to commercial uses is 25% or more of the total floor area (or common areas that support residents or residential uses that are not considered commercial uses).

NEW CONSTRUCTION OF NEW BUILDINGS, MANUFACTURED HOUSING PARKS: Those structures or development ~~that began~~ for which start of construction began on or after May 2, 1977.

NEW MANUFACTURED HOUSING PARK OR SUBDIVISION: A manufactured housing park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed, (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after May 2, 1977.

NON-RESIDENTIAL STRUCTURE: A structure that has a commercial or non-residential (non-habitational) use, including but not limited to: businesses, houses of worship, schools, garages, poolhouses, clubhouses, recreational buildings, mercantile buildings, agricultural buildings (including grain bins and silos), industrial buildings, and warehouses.

RECREATIONAL VEHICLE: A vehicle which is:

A. Built on a single chassis;

B. Four hundred (400) square feet or less when measured at the largest horizontal projection;

C. Designed to be self-propelled or permanently towable by a light duty truck; and

D. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

~~SHALLOW FLOOD HAZARD AREA: Areas of special flood hazards having shallow water depths and/or unpredictable flow paths between one foot (1') and three feet (3'), and with water surface elevations determined.~~

SPECIAL FLOOD HAZARD AREA: The land within a community subject to the "base flood". This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.

START OF CONSTRUCTION: Includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as pouring a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the structure, whether or not that alteration affects the external dimensions of the structure.

STRUCTURE: Anything constructed or installed on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, manufactured housing, grain storage facilities, storage tanks and similar.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure where the cost of restoring the structure to its predamaged condition would equal or exceed fifty percent (50%) of the ~~assessed or~~ market value ~~as established by an appraisal paid for at the owner's expense, whichever is greater.~~ of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

SUBSTANTIAL IMPROVEMENT: Any improvement to a structure that satisfies either of the following criteria:

A. Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the assessed or market value as established by an appraisal paid for at the owner's expense, whichever is greater, of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure to comply with existing violations of state or local health, sanitary or safety code specifications which are solely necessary to assure safe conditions for the existing use. The term also does not include any alteration of an historic structure provided the alteration will not preclude the structure's designation as an "historic structure" and provided a Variance is granted by the Board of Adjustment.

B. Any addition which increases the original floor area of a building by twenty five percent (25%) or more. All additions constructed after May 2, 1977, shall be added to any proposed addition in determining whether the total increase in original floor space would exceed twenty five percent (25%). ~~(Ord. 10-4414, 11-16-2010)~~

VARIANCE: A grant of relief by a community from the terms of the floodplain management regulations. See Section 14-8C for the procedure to apply for a variance and Section 14-4B-2 for the standards to obtain a variance.

VIOLATION: The failure of a structure or other development to be fully compliant with the City's floodplain management ordinance.

ATTACHMENT 2

FEMA Formal Letter to the City of Iowa City

Federal Emergency Management Agency

Washington, D.C. 20472

June 26, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

The Honorable Bruce Teague
Mayor, City oflowa City
410 East Washington Street
Iowa City, IA 52240

Community Name: City oflowa City, Jolmson County, Iowa
Community No.: 190171
Map Panels Affected: See FIRM Index

Dear Mayor Teague:

This is to notify you of the final flood hazard determination for Jolmson County, Iowa and Incorporated Areas in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register.*

The statutory 90-day appeal period that was initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper has elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Revised Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on December 26, 2025. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document.

This includes adoption of the current effective FIS report and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d);

2. Adopting all the standards of 44 CFR Part 60.3(d) into one new, comprehensive set of regulations; or

3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3(d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019),* provides some guidance on this subject and is available at https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at https://www.msc.fema.gov. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Jason Conn, NFIP State Coordinator for Iowa by telephone at (515)-782-8104. If you should require any additional information, we suggest that you contact the Director, Mitigation Division ofFEMA, Region 7, in Kansas City, Missouri at (816) 283-7004 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at https://www.fema.gov/flood-maps. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate

Enclosure:
Final SOMA

cc: Community Map Repository
Anne Russett, Senior Planner, City oflowa City

Item Number: 7.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Resolution of Necessity to consider Amendment #18 to the City-University Project 1 Urban Renewal Plan and Set Notice of Consultation Meeting and Public Hearing.

Prepared By:	Rachel Kilburg Varley, Economic Development Coordinator
Reviewed By:	Geoff Fruin, City Manager Alexandria Bright, Asst. City Attorney
Fiscal Impact:	N/A
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Notice of Consultation Notice of Public Hearing Resolution Amendment #18

Executive Summary:
Any urban renewal activities undertaken in an urban renewal area must be included in the respective urban renewal plan. Amendment #18 to the City-University Project 1 Urban Renewal Area adds additional projects and uses: the Senior Center interior renovation project and a building improvement and facade grant program.

Pursuant to the process required by State law, this Resolution adopts a Resolution of Necessity, sets the tax entity consultation for date and the public hearing for date. It is important to note that the amendment to the plan does not constitute the approval of any of these projects, but affords the City Manager and/or City Council to consider approval of such projects in the future.

Background / Analysis:
The original City-University Project I Urban Renewal Area was established in 1969 and has been amended 17 times to accomplish various urban renewal objectives.

Each time an urban renewal plan is amended, State law requires that Council adopt a Resolution of Necessity. Following that, a consultation with affected taxing entities must be held and a public hearing set. This Resolution adopts the Resolution of Necessity, sets the tax entity consultation for September 18, 2025 and the public hearing for October 7, 2025.

Amendment #18 adds two new projects and uses to the City-University Urban Renewal Plan:

1. Interior renovation of the historic Senior Center public building, including interior ADA improvements, building code adherence, architectural and cosmetic work, wayfinding and

signage, upgrades to mechanical and electrical systems, and sustainable upgrades to reduce the carbon footprint. The Senior Center has operated for 42 years serving low-income and aging adults and is essential to engaging the older population within our community. Alternative funding options for the same purposes would be cost prohibitive, disruptive, and provide less efficient solutions for the historic preservation and building maintenance of this publicly owned historic building. Tax increment generated from taxes paid by property owners in this urban renewal area would be used to finance this project.

4. Building improvement & façade grant program: To preserve and maintain the buildings in the Iowa City Downtown Historic District for commercial uses and economic vitality, the City seeks to offer a building improvement and façade grant program targeted at the Downtown and Riverfront Crossings properties. Tax increment generated from taxes paid by property owners in this urban renewal area would be used to finance this project.

Notice of Consultation

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF IOWA CITY, IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 18 TO THE CITY-UNIVERSITY PROJECT 1 URBAN RENEWAL PLAN, TO ADD ADDITIONAL PROJECTS

The City of Iowa City, Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 8:30 A.M. on Thursday, September 18, 2025 in the Emma Harvat Hall, City Hall, Iowa City, Iowa concerning a proposed City-University Project 1 Urban Renewal Plan, Amendment No. 18, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may involve discussion of the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in said Plan.

The designated representative of any affected taxing entity may make written recommendations for modification to the proposed division of revenue no later than seven days following the date of the consultation. Rachel Kilburg, Economic Development Coordinator, as the designated representative of the City of Iowa City, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed City-University Project 1 Urban Renewal Plan, Amendment No. 18, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Iowa City, Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this _____ day of _____, 2025.

_____

City Clerk, Iowa City, Iowa

(END OF NOTICE)

Notice of Public Hearing

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 18 TO THE CITY-UNIVERSITY PROJECT 1 URBAN RENEWAL PLAN IN 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 October 7, 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 adoption of the City-University Project 1 Renewal Plan, Amendment No. 18 (the "Plan").

A copy of the plan is on file for public inspection in the office of the City Clerk, City Hall, Iowa City, Iowa.

The City of Iowa City, Iowa, is the local agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The proposed Amendment No. 18 adds a building and façade grant program and the interior renovation of the historic Senior Center Facility as urban renewal projects to the Plan, so that the City may utilize a division of revenue under section 403.19 for such projects within the Urban Renewal Area. These projects further the stated amended City-University Project I Urban Renewal Plan objectives to provide for orderly physical and economic growth, through controlled development and redevelopment and encourage the restoration and rehabilitation of buildings of architectural and historical significance.

Any person or organization desired to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of Iowa City, Iowa, as provided by Section 403.5 of the State Code of Iowa.

Dated this ____ day of _____.

s/Kellie Grace

City Clerk, Iowa City, Iowa

(END OF NOTICE)

Prepared by: Rachel Kilburg Varley, Econ Dev Coordinator, 410 E. Washington St., Iowa City, IA 52240 (319) 356-5248

Resolution no. _____

Resolution of Necessity to Consider Amendment #18 to the City-University Project 1 Urban Renewal Plan and to Set Notice of Consultation Meeting and Public Hearing.

Whereas, The City has previously determined the City-University Project I Urban Renewal Area, as amended, to have areas of slum and blight as defined by Iowa Code Section 403.17 and to be appropriate for economic development, and designated it as appropriate for various urban renewal projects; and

Whereas, the City Council desires to amend the Urban Renewal Area and Plan to add certain land, projects and activities thereto; and

Whereas, proposed Urban Renewal Objectives under this amendment include the addition of projects to rehabilitate the interior of the historic Iowa City Senior Center and conduct a building and façade grant program; and

Whereas, Iowa Code Chapter 403 requires the City Council to notify all affected taxing entities of the consideration being given to the City-University Project I Urban Renewal Plan Amendment No. 18 and to hold a consultation with such taxing entities with respect thereto; and

Whereas, Iowa Code Chapter 403 further requires the City Council to hold a public hearing on the proposed City-University Project I Urban Renewal Plan Amendment No. 18 subsequent to notice thereof by publication and mail.

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

Section 1. That one or more blight and economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City, and rehabilitation, conservation, redevelopment, development, or a combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and

Section 2. That the consultation on the proposed Amendment No. 18 to the City-University Project I Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held at 8:30 AM on Thursday, September 18, 2025 in the City Manager's Conference Room, City Hall, Iowa City, Iowa. Rachel Kilburg, Economic Development Coordinator, is hereby appointed to serve as the designated representative of the City for purposes of conducting said consultation, receiving any recommendations that may be made with response thereto and responding to the same in accordance with Section 403.5(2); and

Section 3. That the City Clerk is authorized and directed to cause a notice of said consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of the proposed City-University Project I Renewal Plan, Amendment No. 18. Said notice shall be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF IOWA CITY, IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 18 TO THE CITY-UNIVERSITY PROJECT 1 URBAN RENEWAL PLAN, TO ADD ADDITIONAL PROJECTS

The City of Iowa City, Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 8:30 AM on Thursday, September 18, 2025 in the City Manager's Conference Room, City Hall, Iowa City, Iowa. concerning a proposed City-University Project 1 Urban Renewal Plan, Amendment No. 18, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in said Plan.

The designated representative of any affected taxing entity may make written recommendations for modification to the proposed division of revenue no later than seven days following the date of the consultation. Rachel Kilburg, Economic Development Coordinator, as the designated representative of the City of Iowa City, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed City-University Project I Renewal Plan, Amendment No. 18 addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Iowa City, Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this _____ day of _____, 2025.

_____
City Clerk, Iowa City, Iowa

(END OF NOTICE)

Section 4. That a public hearing on the proposed City-University Project I Urban Renewal Plan, Amendment No. 18 shall be held before the City Council on October 7, 2025 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.

Section 5. That the City Clerk is authorized and directed to give public notice of this public hearing in the "Press-Citizen," once on a date not less than four (4) nor more than twenty (20) days before the date of said public hearing, and to mail a copy of said notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 18 TO THE CITY-UNIVERSITY PROJECT 1 URBAN RENEWAL PLAN IN 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 October 7, 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 adoption of the City-University Project 1 Renewal Plan, Amendment No. 18 (the "Plan").

A copy of the plan is on file for public inspection in the office of the City Clerk, City Hall, Iowa City, Iowa.

The City of Iowa City, Iowa is the local agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The proposed Amendment No. 18 adds a façade grant program and the interior renovation of the historic Senior Center Facility as urban renewal projects to the Plan, so that the City may utilize a division of revenue under section 403.19 for such projects within the Urban Renewal Area. These projects further the stated amended City-University Project I Urban Renewal Plan objectives to provide for orderly physical and economic growth, through controlled development and redevelopment and encourage the restoration and rehabilitation of buildings of architectural and historical significance.

Any person or organization desired to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of Iowa City, Iowa, as provided by Section 403.5 of the State Code of Iowa.

Dated this ____ day of _____.

s/Kellie Grace
City Clerk, Iowa City, Iowa

(END OF NOTICE)

Section 6. That the proposed City-University Project 1 Urban Renewal Plan for the City-University Project 1 Urban Renewal Area, Amendment No. 18 is hereby officially declared to be the proposed City-University Project 1 Urban Renewal Plan, Amendment No. 18, referred to in said notices for purposes of such consultation and hearing and that a copy of said Plan shall be placed on file in the office of the City Clerk.

Passed and Approved this ___ day of _____.

_____
Mayor

Attest:

_____
City Clerk

_____
City Attorney's Office

Amendment No. 18
City-University Project 1
Urban Renewal Plan
City of Iowa City, IA

Original Area Adopted 1969

Amendment No. 1 – 1972

Amendment No. 2 – 1973

Amendment No. 3 – 1973

Amendment No. 4 – 1976

Amendment No. 5 – 1977

Amendment No. 6 – 1979

Amendment No. 7 – 1984

Amendment No. 8 – 1987

Amendment No. 9 – 2001

Amendment No. 10 – 2012

Amendment No. 11 – 2013

Amendment No. 12 – 2014

Amendment No. 13 – 2015

Amendment No. 14 – 2016

Amendment No. 15 – 2017

Amendment No. 16 – 2020

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SECTION 1- INTRODUCTION

The City-University Project 1 Urban Renewal Plan ("Plan") for the City-University Project 1 Urban Renewal Area ("Area" or "Urban Renewal Area"), adopted in 1969 and amended seventeen times since, is being further amended with this Amendment #18 to add projects to the Urban Renewal Area.

The Urban Renewal Plan for the City-University Urban Renewal Area is being amended to add two projects to be undertaken in the Area: a building and façade grant program and the Senior Center Phase I and II Interior Building Project.

The base valuation of the area will be unchanged by this Amendment.

SECTION 2 – URBAN RENEWAL PLAN OBJECTIVES

The Urban Renewal Goals and Objectives previously set forth remain unchanged by this Amendment. This Amendment No. 18 contributes to several previously approved goals. The Senior Center Phase I and II Interior Building Project contributes to the goals of preserving and rehabilitating historic structures and reducing carbon emissions and improving energy efficiency. The building and façade improvement grant/loan program contributes to the goals of preserving and rehabilitating historic structures, reducing carbon emissions and improving energy efficiency, coordinating development efforts for multi-purpose use and density, improving building facades, and implementing high standards of design.

SECTION 3 - PROPOSED URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the Plan, as amended, the following proposed urban renewal projects are hereby added to the Plan:

1. Public Buildings

Project	Date	Estimated cost
Building and façade improvement grants, loans, and/or forgivable loans at qualifying properties	Begins 2025	$1,000,000
Senior Center Phase I and II Interior Building Project	2026 - 2030	$5,000,000

Rationale:

Building Grants & Loans

Building and façade improvement grants, loans, and/or forgivable loans targeting private properties are intended to support the continued revitalization of the Urban Renewal Area. Many properties within the district are aging and in need of reinvestment in order to remain viable for commercial and residential use.

Façade improvements and related building upgrades and accessibility improvements are essential to maintaining the physical condition, markeatability, and long-term sustainability of these structures. Grant or loan programs will encourage private reinvestment by leveraging public funds to improve the visual appearance and character of the area. This will create a more attractive environment for residents, visitors, and businesses by addressing code deficiencies and deferred maintenance that contribute to blight and discourage occupancy in addition to supporting small business owners who may lack sufficient resources to make improvements on their own. Grant or loan programs will also assist with preserving, rehabilitating, and enhancing historic structures in the area. Together, these improvements will increase property values, business activity, and overall economic vitality within the Urban Renewal Area.

Senior Center Interior Building Project

Phase I and II of the Iowa City Senior Center Interior Building Project will address the recommendations of the 2020 Accessibility Study and 2021 Master Plan, including interior ADA improvements, building code adherence, architectural and cosmetic work, wayfinding and signage, upgrades to mechanical and electrical systems, and sustainable upgrades to reduce the carbon footprint.

The Iowa City Senior Center is located in the former United States Post Office building at 28 S. Linn Street. Built in 1904 and expanded in 1931, it served as the local post office until 1975 when a new building was built. Because of its central location, the vacated building was selected as the new location for the Senior Center in 1981 and has operated there for 42 years. It was listed on the National Register of Historic Places in 1979 and is a Local Landmark and contributing building to Iowa City's Historic Downtown District.

The Senior Center enhances quality of life for seniors by creating opportunities to support wellness, social connections, community engagement, and lifelong learning for a diverse and growing older adult population. Its restoration and rehabilitation will serve the entire Urban Renewal Area as an anchor destination and encourage private investment. This project furthers the stated City-University Project 1 Urban Renewal Plan objective to preserve and protect buildings that, for reasons of age, history, architecture or significance, are listed or are eligible for listing on the National Register of Historic Places (as set forth in the 2001 Plan Amendment). The City desires to rehabilitate this historic structure so that it may continue to be a functional space for the Senior Center program and services. Alternative options for providing the same services would be cost-prohibitive, disruptive, and provide no solutions for its historic preservation and building maintenance.

SECTION 4 – PROPOSED URBAN RENEWAL ACTIVITIES

All activities or actions from previous Plan amendments continue, as detailed in previous Plan amendments.

SECTION 5 - DEBT

1.	FY 26 constitutional debt limit:	$439,357,844
2.	Outstanding general obligation debt:	$56,970,000
3.	Proposed amount of loans, advances, indebtedness or bonds to be incurred: The specific amount of debt to be incurred for the Proposed Urban Renewal Projects has not yet been determined. The Projects authorized in this Amendment are only proposed projects at this time. The City Council will consider each proposed project on a case-by-case basis to determine if it is consistent with the Plan and in the public's best interest. These proposed Projects, if approved, will commence and be concluded over a number of years. In no event will debt be incurred that would exceed the City's debt capacity. It is expected that such indebtedness, including interest thereon, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Proposed Urban Renewal Projects described above will be approximately as follows:	Not to exceed: $6,000,000

SECTION 6 – URBAN RENEWAL PLAN AMENDMENTS

If the City of Iowa City desires to amend this Plan, it may do so in conformance with applicable state and local laws.

SECTION 7 - EFFECTIVE PERIOD

This Urban Renewal Plan Amendment #18 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code.

SECTION 8 - REPEALER

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

SECTION 9 - SEVERABILITY CLAUSE

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole, previous amendments to the Plan, or any part of the Plan or this or previous amendments not determined to be invalid or unconstitutional.

Item Number: 9.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Ordinance rezoning approximately 1.04 acres of land at 804, 810, and 824 Maiden Lane; 410, 416, and 418 E. Benton Street, and 815 Gilbert Court from Intensive Commercial (CI-1) zone and Medium Density Single-Family Residential (RS-8) zone to Community Commercial (CC-2) zone. (REZ25-0011) (Second Consideration)

Attachments:
- Planning & Zoning Staff Report
- Correspondence
- Ordinance
- Correspondence from Annie Palas, Shoemaker Haaland

STAFF REPORT

To: Planning and Zoning Commission
Item: REZ25-0011 Maiden Ln. Properties

Prepared by: Olivia Ziegler, Planning Intern
Date: August 6, 2025

GENERAL INFORMATION:

Applicant/Owners:	Sheridan Family, LLC 800 Maiden Lane Iowa City, IA 52240 Frank Simon 418 E. Benton St Iowa City, IA 52245
Contact Person:	Michael Welch Shoemaker & Haaland 160 Holiday Road Coralville, IA 52241 319-351-7150
Requested Action:	An application requesting to rezone from Intensive Commercial (CI-1) zone and Medium Density Single-Family Residential (RS-8) zone to Community Commercial (CC-2) zone.
Purpose:	To allow the Great Plains Action Society to reuse the existing buildings to allow community focused uses, such as small commercial spaces for start-ups, community meeting space, GPAS offices, healing and therapy space, and green space and gardens.
Location:	804, 810, 824 Maiden Lane; 410, 416, 418 E. Benton St, 815 Gilbert Ct.
Location Map:	
Size:	1.04 acres
Existing Land Use and Zoning:	Intensive Commercial (CI-1), Medium

	Density Single-Family Residential (RS-8)
Surrounding Land Use and Zoning:	North: Community Commercial (CC-2) East: Medium Density Single-Family Residential (RS-8) South: Medium Density Single-Family Residential (RS-8) West: Community Commercial (CC-2)
Comprehensive Plan:	Mixed Use
Downtown & Riverfront Crossings District Plan:	Gilbert District
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 at the intersection of E. Benton Street and Maiden Ln on July 25th, 2025.
File Date:	July 9, 2025
45 Day Limitation Period:	August 22, 2025

BACKGROUND INFORMATION:

The owners, Frank Simon and Sheridan Family, LLC, are requesting approval for the rezoning of approximately 1.04 acres of land encompassing the following properties: 804, 810, 824 Maiden Lane, 410, 416, 417 E. Benton St., and 815 Gilbert Court from Intensive Commercial (CI-1) zone and Medium Density Single-Family Residential (RS-8) zone to Community Commercial (CC-2) zone. The affected properties were platted under Lyon's 1st Addition Subdivision in December of 1854.

These properties are currently for sale and the Great Plains Action Society is looking to purchase them. Their vision is to re-use the existing buildings to create a community focused space that includes a variety of uses which are currently not allowed under the existing zoning. One of the contingencies of the sale is the successful rezoning to the Community Commercial (CC-2) zone. According to their website, GPAS's mission is as follows: *"We address the trauma that indigenous peoples and the earth face and work to prevent further violence by building power in disenfranchised communities through rematriation, healing justice, and building a regenerative economy."* GPAS intends to repurpose the existing buildings on the subject property to support community focused endeavors such as small commercial spaces for entrepreneurs and start-up businesses, a community meeting space, a café, offices, and green space for gardens and outdoor gatherings.

The applicant has used the Good Neighbor Policy and held a Good Neighbor Meeting on Tuesday, June 10, 2025. Several neighbors attended. Attachment 3 incudes the application materials and Attachment 4 provides the good neighbor meeting summary report provided by the applicant.

ANALYSIS:

Current Zoning: The subject properties at 804, 810, 824 Maiden Lane, and 410 E. Benton St are currently zoned Intensive Commercial (CI-1) zone. The purpose of this zone is to provide for those sales and service functions and businesses whose operations are typically characterized by

outdoor display and storage of merchandise, by repair and sales of large equipment or motor vehicles, by outdoor commercial amusement and recreational activities or by activities or operations conducted in buildings or structures not completely enclosed. Special attention must be directed toward buffering the negative aspects of allowed uses from adjacent residential zones (14-2C-1E).

The properties at 416 and 418 E. Benton Street, and 815 Gilbert Ct. are currently zoned Medium Density Single-Family Residential (RS-8). The purpose of this zone is primarily 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 (14-2A-1C).

Proposed Zoning: The applicant is proposing to rezone the subject property to the Community Commercial (CC-2) zone. The purpose of CC-2 zone is to provide for major business districts to serve a significant segment of the total community population. In addition to a variety of retail goods and services, these centers may typically feature a number of large traffic generators requiring access from major thoroughfares. While these centers are usually characterized by indoor operations, uses may have limited outdoor activities; provided, that outdoor operations are screened or buffered to remain compatible with surrounding uses (14-2C-1F).

Table 1 shows the uses that are allowed in the CC-2 zone. It includes a mix of residential and commercial uses, including restaurants, retail, and office, as well as more intensive commercial uses such as vehicle repair uses. The CC-2 zone also allows for some lower intensity industrial zone. For example, light manufacturing is allowed; however, it is restricted to 5,000 sq ft and the manufacturing must be small scale with an on-site retail component (14-4B-4C-1B).

Table 1. Uses Allowed in the CC-2 Zone

Use Categories	**Subgroups**	**CC-2**
Residential uses		
Group living uses	Assisted group living	PR
Household living uses	Group households	PR
	Multi-family dwellings	PR/S
Commercial uses		
Animal related commercial uses	General	PR
	Intensive	-
Building trade uses		PR
Commercial recreational uses	Indoor	P
	Outdoor	S
Drinking establishments		PR
Eating establishments		P
Office uses	General office	P
	Medical/dental office	P
Quick vehicle servicing uses		PR/S
Redemption Centers		PR
Retail uses	Alcohol sales-oriented retail	P

	Delayed deposit service uses	PR
	Hospitality oriented retail	P
	Outdoor storage and display oriented	PR
	Personal service oriented	P
	Repair oriented	P
	Sales oriented	P
	Tobacco sales oriented	PR
Surface passenger service uses		P
Vehicle repair uses		S
Industrial uses		
Manufacturing and production uses	General manufacturing	PR
	Technical/light manufacturing	PR
Self-service storage uses		S
Institutional and civic uses		
Basic utility uses		PR/S
Community service uses	Community service - shelter	S
	General community service	P
Daycare uses		PR
Educational facilities	General	S
	Specialized	P
Parks and open space use		PR
Religious/private group assembly uses		P
Utility-scale ground-mounted solar energy systems		S
Other uses		
Communication transmission facility uses		PR/S

*P = Permitted; PR = Provisional (subject to additional use specific standards); S = Special Exception (requires review and approval by the Board of Adjustment)

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: The proposed rezoning is reviewed using the IC2030 Comprehensive Plan and the Downtown & Riverfront Crossings Master Plan. The future land use map of the IC2030 Comprehensive Plan identifies this area as appropriate for Mixed Use (MU). The proposed rezoning to Community Commercial (CC-2) zone allows for a mix of both residential and nonresidential uses, which is consistent with the adopted policy direction of the IC2030 plan.

The comprehensive plan also includes goals and strategies that align with the proposed rezoning.

Land Use Goals & Strategies:

- Encourage compact, efficient development that is contiguous and connected to existing neighborhoods to reduce the cost of extending infrastructure and services and to preserve farmland and open space at the edge of the city.
    - Identify areas and properties that are appropriate for infill development.
    - Ensure that infill development is compatible and complementary to the surrounding neighborhood.
- Plan for commercial development in defined commercial nodes, including small-scale neighborhood commercial centers.
    - Discourage linear strip commercial development that discourages walking and biking and does not contribute to the development of compact, urban neighborhoods.
    - Provide for appropriate transitions between high and low-density development and between commercial areas and residential zones.

Economic Development Goals & Strategies:

- Increase and diversity the property tax base by encouraging the retention and expansion of existing businesses and attracting businesses that have growth potential and are compatible with Iowa City's economy.
- Provide an environment that supports quality employment and living wages and that enhances workforce skills and educational levels.
    - Support Small business start-ups and expansions that expand job opportunities
- Encourage a healthy mix of independent, locally owned businesses and national businesses.
- Improve the environmental and economic health of the community through efficient use of resources.
    - Encourage new business development in existing core or neighborhood commercial areas.
    - Support projects that provide opportunities for workers to live close to their place of employment…

The Downtown & Riverfront Crossings Master Plan abides by a form-based development plan, which is intended to shape development and redevelopment in certain districts of the City, and promote the creation of economically vital, mixed use, pedestrian friendly districts. One of the goals of the plan is to encourage pedestrian-oriented, mixed-use redevelopment, by encouraging a mix of housing, office, retail, and civic infill development.

A portion of the subject property is located within the Gilbert Subdistrict of the Master Plan. Specifically, the properties along Maiden Ln are located within the planning area; however, the properties at 418 E. Benton St and 815 Gilbert Ct. are not located within the planning area. The Master Plan envisions this area being redeveloped into smaller scale housing options and gallery space. The plans notes that this area is "designed to be a defining feature of this creative neighborhood". Although GPAS is not proposing redevelopment, but rather reuse of the existing buildings, their vision will define this neighborhood and create a space where community members can gather and collaborate.

Additionally, the Gilbert Subdistrict identifies master plan objectives and a development character. The proposed rezoning aligns with the following direction of the Master Plan:

Master Plan Objectives:

- Maintain informal, eclectic character of neighborhood
- Promote artistic and creative class uses

Development Character:

- Maintain smaller-scale and lower intensity of use south of the railroad
- Promote variety and diversity of form and materials
- Creative and adaptive use of existing structures

Although the owners are not requesting a rezoning to a Riverfront Crossings zoning designation, the vision proposed by the Great Plains Action Society aligns with master plan objectives and the development character outlined in the plan. It also aligns with the IC2030 land use vision of Mixed Use.

Compatibility with Existing Neighborhood Character: Across the Gilbert Ct and E. Benton Street right-of-way the area is zoned RS-8. The land abutting the subject property to the north is zoned CC-2, as is the land located west across the Maiden Ln right-of-way.

The current CI-1 zoning is not compatible with the existing neighborhood, which is a mixture of single-family homes, retail businesses, and restaurants. The proposed rezoning will remove all existing CI-1 zoning within this block. Changing it to CC-2 is more consistent with the existing zoning pattern. Additionally, due to the existing residential in the area the CC-2 zone is a less intense zoning district, which is more compatible with the existing residential development.

NEXT STEPS:

Upon recommendation from the Planning and Zoning Commission, a public hearing will be scheduled for consideration by City Council.

STAFF RECOMMENDATION:

Staff recommends approval of REZ25-0011, a request to rezone approximately 1.04 acres of land affecting the properties at: 804, 810, and 824 Maiden Lane; 410, 416, and 418 E. Benton Street; and 815 Gilbert Court from Intensive Commercial zone (CI-1) and Medium Density Single-Family Residential zone (RS-8) to Community Commercial zone (CC-2).

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Applicant Submittal Materials
4. Good Neighbor Meeting Summary

Approved by: D. Sitzman

Danielle Sitzman, AICP, Development Services Coordinator
Department of Neighborhood and Development Services

ATTACHMENT 1

Location Map

REZ25-0011 Maiden Ln. Properties

0 0.01 0.01 0.03 Miles

CITY OF IOWA CITY

Prepared By: Olivia Ziegler
Date Prepared: July 2025

An application requesting to rezone the following properties: 804, 810, and 824 Maiden Lane; 410, 416, and 418 E. Benton Street, and 815 Gilbert Court from Intensive Commercial (CI-1) zone and Medium Density Single-Family (RS-8) zone to Community Commercial (CC-2) zone. These properties total 1.04 acres.

ATTACHMENT 2

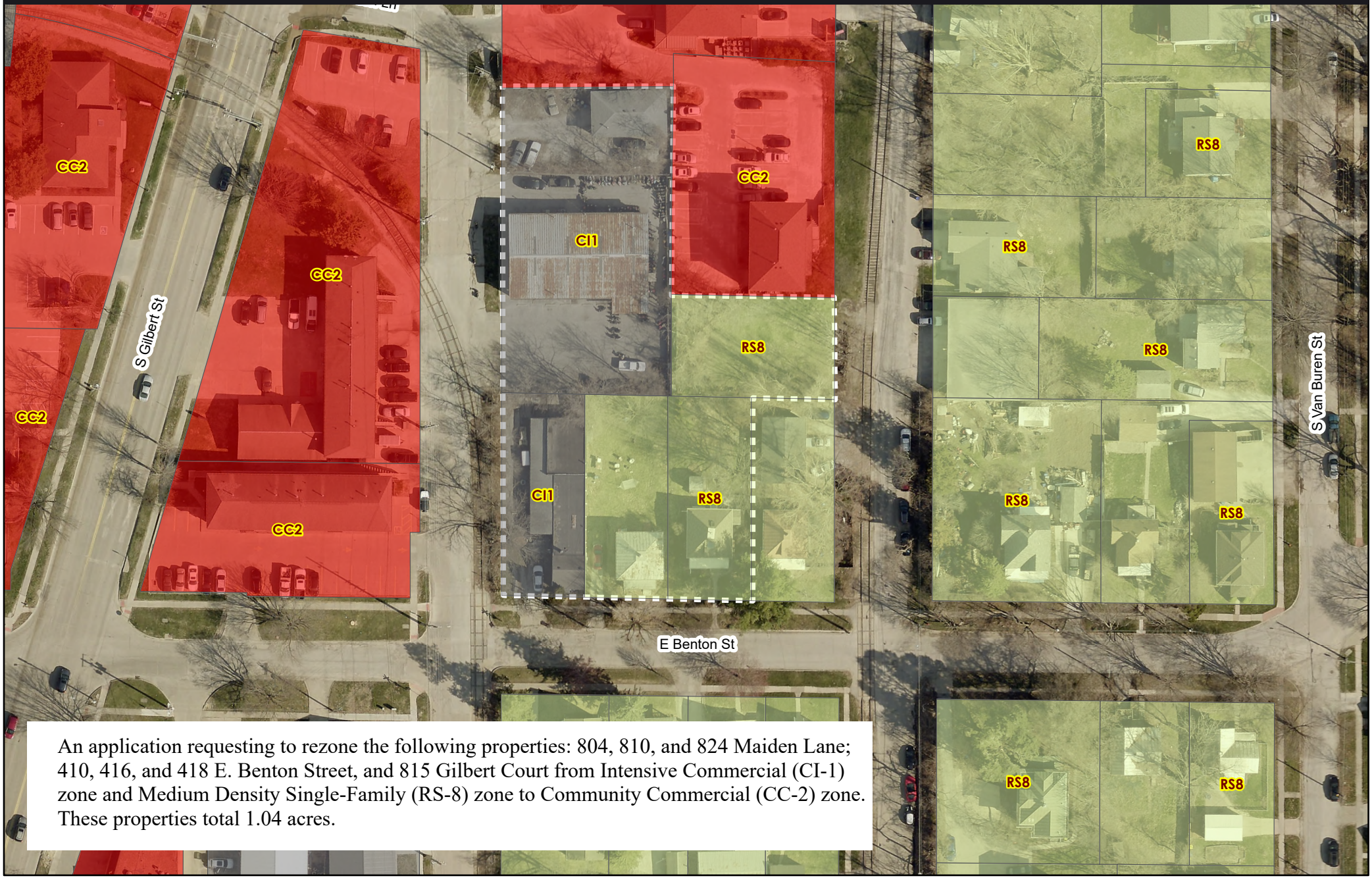
Zoning Map

REZ25-0011 Maiden Ln. Properties

0 0.01 0.01 0.03 Miles

CITY OF IOWA CITY

Prepared By: Olivia Ziegler
Date Prepared: July 2025



An application requesting to rezone the following properties: 804, 810, and 824 Maiden Lane; 410, 416, and 418 E. Benton Street, and 815 Gilbert Court from Intensive Commercial (CI-1) zone and Medium Density Single-Family (RS-8) zone to Community Commercial (CC-2) zone. These properties total 1.04 acres.

ATTACHMENT 3

Applicant Submittal Materials

July 8, 2025

APPLICANT'S STATEMENT FOR REZONING

Maiden Lane Properties

Please accept the following Applicant Statement submitted on behalf of Great Plains Action Society, the Applicant.

The affected properties for the rezoning are located along the east side of Maiden Lane and the north side of East Benton Street. The affected properties are 804, 810, and 824 Maiden Lane; 410, 416, and 418 E Benton Street; and 815 Gilbert Court. These properties total 1.04 acres. The subject property is bordered by Maiden Lane on the west (309 LF of frontage), E Benton Street on the south (156 LF of frontage), and Gilbert Court on the east (62 LF of frontage). The properties to the north and west are currently zoned Community Commercial. The properties to the south and east are zoned Medium Density Single-Family.

The applicant intends to repurpose the existing buildings on the subject property to the extend practical to support community focused endeavors such as small commercial spaces for entrepreneurs and start-up businesses (sales-oriented retail), a community meeting space (hospitality-oriented retail), a café, offices for the Applicant's use, and green space for gardens and outdoor gatherings. The applicant is requesting a zoning change from the current Intensive Commercial (CI-1) and Medium Density Single-Family (RS-8) designation to Community Commercial (CC-2). Each of the proposed uses is permitted within the Community Commercial zone.

The site is currently served by city water and sanitary sewer. Any future development will need to comply with applicable city codes, including Site Plan Review and/or Building Permits for renovations.

Thank you for your consideration of this rezoning application.

Sincerely,

Michael J. Welch, PE

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REZONING EXHIBIT
MAIDEN LANE PROPERTIES
IOWA CITY, IA

LEGAL DESCRIPTION

ALL THAT REAL ESTATE PRECISELY DESCRIBED IN QCDEED RECORDED JAN. 4, 2010, IN BK. 4544, PGS. 831 - 834, BEING LOCATED WITHIN LYON'S FIRST ADDITION, BLOCK 4, LOTS 6 THRU 10 INCLUSIVE, AS RECORDED IN DBK. 12 - PG. 188, AND PBK. 2 - PG. 31, AND REAL ESTATE DESCRIBED IN WARRANTY DEED RECORDED OCT. 4, 1996, IN BK. 2166 - PG. 16, ALL IN THE JOHNSON COUNTY, IOWA RECORDER'S OFFICE, COLLECTIVELY DESCRIBED AS FOLLOWS:

418 EAST BENTON ST.: THE WEST 1/2 OF THE EAST 1/2, OF SAID LOTS 9 AND 10; AND

416 EAST BENTON ST.: THE EAST 1/2 OF THE WEST 1/2, OF SAID LOTS 9 AND 10; AND

410 EAST BENTON ST.: THE WEST 1/2 OF THE WEST 1/2, OF SAID LOTS 9 AND 10; AND

810 + 804 MAIDEN LANE: SAID LOTS 6, 7, EXCEPT THE EAST 100 FT. + THE WEST 1/2 OF SAID LOT 8; AND

815 GILBERT COURT: THE EAST 1/2 OF SAID LOT 8.

SAID COLLECTIVE PARCELS CONTAIN 1.04 ACRE, ACCORDING TO THE ORIGINAL PLAT THEREOF, SUBJECT TO SEVERAL RIGHT OF WAY EASEMENTS DESCRIBED IN SAID QCDEED AND WARRANTY DEED.

APPLICANT INFORMATION

PROPERTY OWNER
SHERIDAN FAMILY, LLC
800 MAIDEN LANE
IOWA CITY, IA 52240

FRANK SIMON
418 E BENTON ST.
IOWA CITY, IA 52240

APPLICANT / DEVELOPER
SIKOWIS NOBISS
GREAT PLAINS ACTION SOCIETY
412 KIMBALL ROAD
IOWA CITY, IA 52245

CIVIL ENGINEER
MICHAEL J. WELCH, PE
SHOEMAKER AND HAALAND
160 HOLIDAY ROAD
CORALVILLE, IA 52241
319-351-7150

ZONING INFORMATION

CURRENT ZONING

804, 810, & 824 MAIDEN LANE	CI-1
410 E BENTON STREET	CI-1
416 & 418 E BENTON STREET	RS-8
815 GILBERT COURT	RS-8

PROPOSED ZONING — CC-2

N

0 40 80 120 160
FEET

NO.	REVISION	DATE

Shoemaker Haaland

OWNER
GREAT PLAINS ACTION SOCIETY

PROJECT
MAIDEN LANE PROPERTIES

SHEET TITLE
REZONING EXHIBIT

PROJECT NUMBER:
25076

ISSUED DATE: 07-08-25
DRAWN BY: KJB
CHECK BY: MJW
APPROVED BY: MJW

SHEET NUMBER
EX-1
REV

Z:\2025\25076\DRAWINGS\25076 REZONING EXHIBIT.DWG, EX-1, 7/8/2025 8:59:53 AM

ATTACHMENT 4

Good Neighbor Meeting Summary

Summary Report for Good Neighbor Meeting

CITY OF IOWA CITY

Project Name: Maiden Lane Rezoning Project Location: _____

Meeting Date and Time: Thursday July 17, 2025 - 5:00pm - 6:30pm

Meeting Location: Great Plains Action Society, 810 Maiden Lane, Iowa City

Names of Applicant Representatives attending: Michael Welch, Annie Palas - Shoemaker and Haaland
Sikowis Nobiss - Great Plains

Names of City Staff Representatives attending: Anne Russett

Number of Neighbors Attending: 6 Sign-In Attached? Yes _____ No x

General Comments received regarding project (attach additional sheets if necessary)-

An overview of the proposed rezoning request was presented to attendees and then opened the meeting to questions.

Concerns expressed regarding project (attach additional sheets if necessary) -

The general use plan was the primary concern for most residents.
Some neighbors asked if the property being rezoned was in a TIF district.
Other topics discussed included hours of operation, would any of the space be leased or would they be occupying all their space, if there were any future plans for new or reconstruction, and parking requirements and needs.

Will there be any changes made to the proposal based on this input? If so, describe:

No changes based on results of meeting.

Staff Representative Comments

Late Correspondence

From: Erin Weitzell
To: Anne Russett
Cc: Amos
Subject: Re: Maiden Lane rezoning
Date: Tuesday, August 5, 2025 3:55:54 PM

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Thanks for sending me the link to that document. Upon reading it, I still don't have a clear picture of what the plan for the area is. Honestly, reading that the plan is to re use the existing structures leaves me with more concerns than answers. I was under the assumption that there would be significant improvement to the area to offset the loss of residential property.

Based on the application, it doesn't seem that this organization has a clear picture of how they will use the area or what businesses specifically will be included in the development plan. Are there specific plans or commitments from businesses that were not included in the document available online?

Thanks,
Erin

On Tue, Aug 5, 2025, 3:35 PM Anne Russett <ARussett@iowa-city.org> wrote:

> Hi, Erin –
>
> Thanks for your emails. I will pass them along to the Planning & Zoning Commission.
>
> If you haven't, yet, I'd recommend taking a look at the staff report for the rezoning, which is included in the August 6 agenda packet. You can access it here: https://www.icgov.org/government/boards-commissions-and-committees/planning-and-zoning-commission
>
> The staff report will answer many of your questions. Regarding TIF – that has not been requested for this project.
>
> Thanks, Anne

From: Erin Weitzell <erinaweitzell@gmail.com>
Sent: Tuesday, August 5, 2025 3:12 PM
To: Anne Russett <ARussett@iowa-city.org>
Cc: Amos <Subepsilon@gmail.com>
Subject: Re: Maiden Lane rezoning

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Hello,

I was also wondering if you could provide a better description of what the proposed development would be.

After looking a bit more closely, I found that Commercial 2 zoning is for large commercial areas, usually off of main roads or highways that can support high traffic.

I would not say that that the infrastructure of this area would support that type of property use.

Why is it that the current Commercial 1 designation is not sufficient? What improvements to roads and infrastructure will be completed facilitate this zoning? How will it be paid for? Will tax money or TIFF be used?

Especially in consideration of the issues with the Moen group going bankrupt downtown, a clear plan to profitability needs to be in place before any project should be approved.

Thanks,

Erin

On Tue, Aug 5, 2025, 1:12 PM Erin Weitzell <erinaweitzell@gmail.com> wrote:

> Hello,
>
> I am writing regarding the proposed rezoning of the residential properties on Maiden Lane and E Benton St.
>
> My family and I own and reside at 926 S Van Buren St, Iowa City, IA 52240. We have owned this property for over 13 years.
>
> My perspective on the matter is that the properties along Maiden Lane, including the property at the corner, 410 E Benton would be good candidates for rezoning.
>
> However the other two bungalow style homes at 416 and 418 should remain zoned residential.
>
> Some of my thinking on this matter relates to the other residential properties surrounding the proposed area.
>
> The property at 420 E Benton was purchased in 2022 at market value and is listed as owner occupied. The property across the street at 421 was recently resided and looks very nicely kept up. Another property, 417, put a new porch on a few years ago.
>
> These are examples of the owners of these properties valuing the area as a residential neighborhood.
>
> The city often points out how affordable housing is a huge issue in Iowa City. I would go a step further to say that affordable, centrally located small homes are even more rare. Either as owner occupied or as rentals, these homes allow affordable housing in town.
>
> To rezone them as commercial doesn't seem in the best interest of the neighborhood or representative of the overall values that have been expressed by the city at large.
>
> I would also hope that the city gets a clear plan and commitment from the individuals

proposing this project before rezoning.

I think that area is a good opportunity for renewal but there will also be big challenges. As a long time member of the neighborhood, I would love to see positive and well executed improvement.

Sincerely,

Erin Weitzell Petersen

Disclaimer

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Prepared by: Olivia Ziegler, Planning Intern 410 E. Washington Street, Iowa City, IA 52240; (REZ25-0011)

Ordinance No. _____

Ordinance rezoning approximately 1.04 acres of land at 804, 810, and 824 Maiden Lane; 410, 416, and 418 E. Benton Street, and 815 Gilbert Court from Intensive Commercial (CI-1) zone and Medium Density Single-Family Residential (RS-8) zone to Community Commercial (CC-2) zone. (REZ25-0011)

Whereas, the Owners, Sheridan Family LLC, and Frank Simon, have requested the rezoning of approximately 1.04 acres of land at 804, 810, 824 Maiden Lane; 410, 416, and 418 E. Benton Street; and 815 Gilbert Court from Intensive Commercial (CI-1) zone, and Medium Density Single-Family Residential (RS-8) zone to Community Commercial (CC-2) zone; and

Whereas, the Comprehensive Plan future land use map indicates that the subject area is appropriate for Mixed Use; and

Whereas, a portion of the subject property is located within the Gilbert Subdistrict of the Downtown & Riverfront Crossings Master Plan which envisions this area "designed to be a defining feature of this creative neighborhood", and includes objectives to maintain the informal and eclectic character of the neighborhood, and in terms of development character notes maintaining smaller-scale and lower intensity of use, promoting a variety of forms and materials, and the creative and adaptive use of existing structures; and

Whereas, the Planning and Zoning Commission has reviewed the proposed rezoning and has recommended approval.

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

Section I Approval. Property described below is hereby reclassified Community Commercial (CC-2) zone, as indicated;

All that real estate precisely described in QCDeed recorded Jan. 4, 2010, in Bk. 4544, Pgs. 831 – 834, being located within Lyon's First Addition, Block 4, Lots 6 thru 10 inclusive, as recorded in Dbk. 12 – Pg. 188, and Pbk. 2 – Pg. 31, and real estate described in Warranty Deed recorded Oct. 4, 1996, in Bk. 2166 – Pg. 16 all in the Johnson County, Iowa Recorder's Office, collectively described as follows:

418 East Benton St.: The west ½ of the East ½, of said lots 9 and 10; and
416 East Benton St.: The East ½ of the West ½, of said Lots 9 and 10; and
410 East Benton St.: The West ½ of the West ½, of said lots 9 and 10; and

810 + 804 Maiden Lane: Said lots 6,7, except the East 100 ft. + the West ½ of said Lot 8; and

815 Gilbert Court: The East ½ of said Lot 8.

Said collective Parcels contain 1.04 Acre, according to the original plat thereof, subject to several right of way easements described in said QCDeed and Warranty Deed.

Section II. Zoning Map. The building official 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 the ordinance as approved 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 record the same in the Office of the County Recorder, Johnson County, Iowa, at the Owner's expense, upon the final passage, approval and publication of this ordinance, 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, as provided by law.

Passed and approved this _____ day of _____, 2025.

_____
Mayor

Attest:_____
City Clerk

Approved by

_____
City Attorney's Office
(Alexandra Bright – 08/28/2025)

First Consideration: September 2, 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: _____

Kellie Grace

From: Annie Palas <apalas@shoemaker-haaland.com>
Sent: Thursday, September 4, 2025 2:01 PM
To: Kellie Grace
Cc: Michael Welch; Danielle Sitzman; Christine Nobiss; Dave Whiting
Subject: Expedited Action - Rezoning Maiden Ln / E Benton St (REZ25-0011)

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Hello Grace,

On behalf of Great Plains Action Society, I would like to request that the council take expedited action on the rezoning item, **Maiden Ln / E Benton St (REZ25-0011)**, at the September 16th council meeting.

Thanks,

Annie Palas
Civil Designer

Shoemaker Haaland
Engineering | 3D Scanning | Land Surveying
D: 319.383.7802 | O: 319.351.7150
www.shoemaker-haaland.com

Item Number: 9.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Ordinance conditionally rezoning approximately 9.9 acres of land located at 611 Greenwood Drive from Neighborhood Public (P-1) zone to Medium Density Multi-Family Residential Zone with a Planned Development Overlay (OPD/RM-20) (REZ25-0010). (Second Consideration)

Staff Recommendation: Approval

Attachments:
Planning & Zoning Staff Report
Correspondence
Ordinance & CZA
Correspondence from Jackson Taylor, TWG Development

STAFF REPORT

To: Planning and Zoning Commission
Item: REZ25-0010 611 Greenwood Drive

Prepared by: Anne Russett, Senior Planner
Date: August 27, 2025

GENERAL INFORMATION:

Owner/Applicant:

TWG Iowa City, LP
1301 East Washington Street
Indianapolis, IN 46202
(317) 264-1833

Contact Person:

Jon Marner
MMS Consultants
1917 South Gilbert Street
Iowa City, IA 52240
j.marner@mmsconsultants.net
(319) 351-8282

Requested Action:

Rezone approximately 9.90 acres of property at 611 Greenwood Drive from Neighborhood Public (P1) zone to Medium Density Multi-Family Residential Zone with a Planned Development Overlay (OPD/RM20).

Purpose:

To allow for the development of a 187-unit affordable housing project.

Location:

611 Greenwood Drive

Location Map:

Size:

9.90 acres

Existing Land Use and Zoning:

Former Roosevelt Elementary School; Neighborhood Public (P1)

Surrounding Land Use and Zoning:

North: Medium Density Single-Family Residential (RS8)
South: Medium Density Single-Family Residential (RS8) with a Historic District Overlay (OHD),

	Neighborhood Public (P1) East: Medium Density Single-Family Residential (RS8) West: High Density Multi-Family Residential (RM44)
Comprehensive Plan:	Residential 16-24 DU/A, pending Comprehensive Plan Amendment (CPA25-0002)
Southwest District Plan:	Public Service/Institutional, pending Comprehensive Plan Amendment (CPA25-0002)
Neighborhood Open Space District:	SW3
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 August 19, 2025.
File Date:	August 18, 2025
45 Day Limitation Period:	October 2, 2025

BACKGROUND INFORMATION:

The owner, TWG Iowa City, LP, is working with MMS Consultants on two applications to allow for the redevelopment of 9.90 acres of property at 611 Greenwood Drive, the former Roosevelt Elementary School. The goal is to develop a 187-unit affordable housing project. Attachment 3 includes the applicant submittal which illustrates the proposed changes to the zoning map, the Preliminary Planned Development Overlay and Sensitive Areas Development Plan, rendering of the proposed multi-family buildings, and an applicant statement describing the rationale behind the request.

The first application to be considered is a Comprehensive Plan Amendment (CPA25-0002). The Comprehensive Plan future land use map designates this area is appropriate for Public/Semi-Public. This area is covered by the Southwest District Plan. The proposed amendment would change the future land use designation for the subject property in the Comprehensive Plan to Residential 16-24 DU/Acre. The second application to be considered is a request to rezone approximately 9.90 acres of the subject property, 611 Greenwood Drive, from Neighborhood Public (P1) zone to Medium Density Multi-Family Residential with a Planned Development Overlay (OPD/RM20) zone. The Comprehensive Plan amendment must be approved prior to changes to the zoning map.

Good Neighbor Policy: The applicant has used the Good Neighbor Policy and held a Good Neighbor Meeting on Thursday, May 29th, 2025. Twenty-five neighbors attended. A summary of the good neighbor meeting is provided in Attachment 4.

ANALYSIS:

Current Zoning: The 9.90-acre lot is currently zoned as Neighborhood Public (P1) zone. The purpose of public use zones is to provide reference to public ownership and use of land, or use of

the land for infrastructure services that need to be located in or near the area where the service is provided. Neighborhood Public (P1) zone allows uses such as schools, parks, police and fire stations, necessary infrastructure and other civic buildings owned or otherwise controlled by the County, the City, or the Iowa City Community School District.

Proposed Zoning: The applicant is proposing to rezone the subject property to Medium Density Multi-Family Residential with a Planned Development Overlay (OPD/RM20) zone. The purpose of the Medium Density Multi-Family Residential (RM-20) zone is to provide for the development of medium density multi-family housing, which allows a mix of detached and attached single-family housing, duplexes, and multi-family housing. Per the Preliminary OPD Plan (Attachment 3), the request is to allow the development of a 187-unit multi-family building. Due to impacts to the sensitive areas, an OPD is required. The OPD also allows the applicant to request waivers for certain zoning standards. The applicant is requesting an increase in the maximum building height from 35' to 42', which is discussed in more detail below.

General Planned Development Approval Criteria: Applications for Planned Development rezonings are reviewed for compliance with the following standards according to Article 14-3A of the Iowa City Zoning Code.

1. **The density and design of the Planned Development will be compatible with and/or complementary to adjacent development in terms of land use, building mass and scale, relative amount of open space, traffic circulation, and general layout.**

   Density: The applicant is requesting to rezone to OPD/RM-20, which allows for a density of 24 dwelling units per net acre of land area (total land minus streets right-of-way). The proposed development has 187 units on 9.9 net acres for a density of 18.8 dwelling units per acre. The development is clustered on the portion of the site that is already disturbed, protecting the existing ravine and woodlands. Overall, the proposed plan complies with the planned development density requirements for an RM-20 base zone.

   Land Uses Proposed: The applicant is proposing to demolish the former Roosevelt Elementary School with a 187-unit multi-family residential apartment building. The applicant is working to secure Low Income Housing Tax Credits for the proposed development; therefore, the proposed development is intended to be an affordable housing project.

   The existing land uses that surround the subject property range from single-family, multi-family, as well as some non-residential uses. Abutting the subject property to the east include a single-family home at 612 W. Benton Street, a long-term care facility, and an early childhood education center. To the north of the subject property are single-family homes with access onto Greenwood Drive. These homes are separated from the proposed development by the existing ravine and woodlands on the subject property and the Greenwood Dr public right-of-way. Brookland Park is located north of the subject property, as well. To the west, also separated by the ravine and the public right-of-way are existing multi-family residential buildings. To the south of the subject property across the W. Benton Street right-of-way are single-family homes and Benton Hill Park.

   Mass, Scale and General Layout: The proposed development consists of one, 187-unit building with a courtyard in the center. The building is setback 40' from W. Benton Street and approximately 140' from the eastern property line. Parking is provided behind the building and to the east of the building. The existing ravine will largely remain untouched.

   To improvement pedestrian connectivity in the neighborhood and through the site, the plans show a publicly accessible pedestrian path that runs north/south through the site from W. Benton Street to Greenwood Drive. This walkway was incorporated since it was determined

that providing a sidewalk along Greenwood Drive would be very challenging due to existing topography and the ravine. The proposed pedestrian path will include a public access easement. It will include both a non-accessible route due to the steepness of the site that requires incorporating stairs, as well as an ADA accessible route through the site. As a condition of the rezoning staff recommends installation of a 10' wide pedestrian connection and dedication of an associated public access easement along the eastern portion of the property to extend from W. Benton Street to Greenwood Drive. Pedestrian path shall also include pedestrian scale lighting to be reviewed and approved by the City during the site plan review process.

Renderings and building elevations are provided in Attachment 3. On the southern and eastern facades, the proposed building incorporates design aspects that mimic townhomes with separate entrances. The building also incorporates a setback between the 2nd and 3rd stories at the southeast corner. These design features are incorporate in areas closest to existing single-family homes. Lastly, the building is broken up by various levels of articulation, different materials, and changes in rooflines to help break up the mass and scale of the building.

The applicant has requested an increase in the maximum allowable height from 35' to 42'.

Open Space: The proposed development will need to comply with the private open space standards, outlined in section 14-2A-4E of the City Code. The proposed development requires 3,150 feet of private usable open space (10 SF per bedroom). The proposed development shows adequate private open space provided in the proposed courtyard, which features a playground, open field area, and seating. The Preliminary OPD Plan also shows a proposed dog park for the residents. The natural areas, including the ravine and woodland, on the northern end of the site will largely remain.

Traffic Circulation: The subject property is currently accessed from Greenwood Drive, a two-way local street, and W. Benton Street, a two-way collector street. The proposed development will maintain those existing access points, but staff is recommending a condition that access to and from W. Benton Street is limited only to emergency vehicles. Access to the site by residents, visitors, deliveries, etc. must come off Greenwood Drive.

2. The development will not overburn existing streets and utilities.

Staff requested a traffic study as part of this rezoning, which is provided in Attachment 5. The study noted that the proposed development is estimated to generate 86 peak hour trips during the AM peak, and 82 trips during the PM peak hour. Despite the increase in traffic the study states that the surrounding streets will operate with an acceptable capacity and level of service.

The City's transportation planner and the City Engineer reviewed the traffic study and generally agree with its findings. Based on the traffic study staff is recommending two conditions:

1. Installation of a raised crosswalk across Greenwood Drive near the entrance to the site subject to review and approval by the City Engineer.
2. Ensure that the design of the access drive from Greenwood Drive to the subject property is at or near a 90-degree angle subject to review and approval by the City Engineer.

As for public utilities the site has access to City sanitary sewer and water and City staff has no concerns with existing capacity. Stormwater management plans will be reviewed during the site plan review process.

3. **The development will not adversely affect views, light and air, property values, and privacy of neighboring properties any more than would a conventional development.**

   The nearest neighbors to the northwest of the proposed multi-family building are separated by a woodland preservation area. The property to the east (612 W. Benton Street) is separated from the proposed development by existing mature trees on their property and a side setback of approximately 30'. Additionally, the proposed building is approximately 160' away from the existing single-family home. The change in grade is also significant. The home is at an elevation of approximately 712' while the proposed building is at 750'. As such, the proposed development will not adversely affect views, light and air, property values, and neighboring properties' privacy any more than a conventional development would.

4. **The combination of land uses and building types and any variation from the underlying zoning requirement or from city street standards will be in the public interest, in harmony with the purposes of this title, and with other building regulations of the city.**

   The Preliminary OPD Plan for the subject property incorporates multi-family uses. The land use adds to the diversity of housing options within the surrounding area and helps to satisfy an ongoing need for affordable housing. Staff finds that the requested increase in height to 42' is reasonable given the location of the building on the site which is set back significantly from neighboring properties and public rights-of-ways. In summary, the proposed project balances the need for environmental protection with the need for an increased housing supply and diversity of housing types.

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: The proposed rezoning is reviewed using the IC2030 Comprehensive Plan and the Southwest District Plan. Concurrent with this rezoning, the owner has requested an amendment to the land use policy direction of the comprehensive plan to show this area as appropriate for multi-family residential development.

The comprehensive plan also includes goals and strategies that align with the proposed rezoning.

Land Use Goals & Strategies:

- Encourage compact, efficient development that is contiguous and connected to existing neighborhoods to reduce the cost of extending infrastructure and services and to preserve farmland and open space at the edge of the city.
    - Identify areas and properties that are appropriate for infill development.
    - Ensure that infill development is compatible and complementary to the surrounding neighborhood.

Housing Goals & Strategies:

- Encourage a diversity of housing options in all neighborhoods
    - Ensure of a mix of housing types within each neighborhood, to provide options for households of all types (singles, families, retirees, etc.) and people of all incomes.
    - Identify and support infill development and redevelopment opportunities in areas where services and infrastructure are already in place.

- Improve and maintain housing stock in established neighborhoods

- Identify areas within established neighborhoods where infill development would be appropriate

Environmental Goals & Strategies:

- Recognize the essential role our land use policies play in preserving natural resources and reducing energy consumption
  - Encourage compact, efficient development that reduces the cost of extending and maintaining infrastructure and services
  - Discourage sprawl by promoting small-lot and infill development
  - Raise awareness of the environmental benefits of urban development that makes efficient use of land and infrastructure that reduces reliance on cars for transportation

Compatibility with Existing Neighborhood Character: The subject property is the former Roosevelt Elementary School (rebranded as the Theodore Roosevelt Education Center in 2012), which concluded its services in 2019. The subject property is bordered by Medium Density Single-Family Residential (RS-8) zone to the north and east, also to the east is Medium Density Multi-Family Residential (RM20) zone. To the west is High Density Multi-Family Residential (RM44) zone, and to the south is Neighborhood Public (P1) zone, and Medium Density Multi-Family Residential with a Historic District Overlay (OHD/RM20) zone.

The area contains a mix of land uses, including single-family homes, multi-family apartment complexes, as well as non-residential uses such as a long-term care facility and an early childhood education center. Due to the existing mix of land uses staff finds that the proposed development is consistent with the existing neighborhood character. Furthermore, the site's topography and existing natural features provide separation between the proposed development and the existing built environment.

Environmentally Sensitive Areas: The subject property contains regulated sensitive features including critical, protected, and altered protected slopes and woodlands. There is also a wetland on the property that may be a jurisdictional wetland.

Regulated Slopes: The subject property contains critical, protected, and altered protected slopes. The impacts to these slopes are outlined in Table 1. The Planned Development Overlay rezoning is required due to proposed impacts to altered protected slopes. These impacts require review and approval by the City Council after a recommendation from the Planning and Zoning Commission through the OPD rezoning process.

Table 1 – Summary of Regulated Slopes

Slopes	Disturbed		Preserved		Total	
	Square Feet	Percent	Square Feet	Percent	Square Feet	Percent
Critical	15,042	15.8%	79,929	84.2%	94,971	100%
Altered Protected	2,702	17.8%	12,454	82.2%	15,156	100%
Altered Slope Buffers	32,946	53.8%	28,252	46.2%	61,198	100%
Protected	0	0%	3,788	100%	3,788	100%
Protected Slope Buffers	0	0%	20,556	100%	20,556	100%

Woodlands: The site contains 152,769 square feet of woodlands. Impacts beyond 80% (less than 20% retention) cannot be approved by staff. The plans show that 61.5% of the woodlands will be retained.

Wetlands: The applicant's environmental consultant identified two wetlands on the subject property within the ravine. Staff asked the applicant to reach out to the Army Corp of Engineers

to determine if the wetlands are jurisdictional. If the Army Corp determines that they are not jurisdictional wetlands it is not a regulated wetland per the City's zoning ordinance.

One of the wetlands is located at the eastern end of the ravine near the existing driveway off Greenwood Drive. Due to the location of the existing development on the site, particularly the driveway and existing pavement east and south of the ravine, the wetland cannot meet the buffer requirements. Additionally, as part of the proposed development, the driveway must be reconstructed which requires some additional impacts along the western portion of the driveway. Altering the location of the driveway along Greenwood Drive would only increase the impacts to the ravine and wetland. Staff considers this a nonconforming situation since the wetland buffer requirements cannot be met given the existing development on the subject property.

For the remainder of the wetlands, the applicant is requesting a 50% reduction in the 100' buffer requirement. Based on the information provided by the wetland specialist the wetlands qualify for this reduction.

CORRESPONDENCE:

As of the writing of this report, staff received one piece of correspondence which is provided in Attachment 6.

STAFF RECOMMENDATION:

Staff recommends approval of REZ25-0010, a request to rezone approximately 9.90 acres of land located at 611 Greenwood Drive to Medium Density Multi-Family Residential with a Planned Development Overlay (OPD/RM20) zone subject to the following conditions:

1. Prior to issuance of a Certificate of Occupancy, installation of a 10' wide pedestrian connection and dedication of an associated public access easement along the eastern portion of the property to extend from W. Benton Street to Greenwood Drive. Pedestrian path shall also include pedestrian scale lighting to be reviewed and approved by the City during the site plan review process. Lighting shall be installed and maintained by the Owner.
2. Vehicular access to the site from W. Benton Street is restricted to emergency vehicles only.
3. Prior to issuance of Certificate of Occupancy, installation of a raised crosswalk across Greenwood Drive near the entrance to the site subject to review and approval by the City Engineer.
4. As part of the site plan approval, ensure that the design of the access drive from Greenwood Drive to the subject property is at or near a 90-degree angle subject to review and approval by the City Engineer.

NEXT STEPS:

After a recommendation from the Planning and Zoning Commission, the following will occur:

- City Council will need to set a public hearing for both the comprehensive plan amendment and rezoning applications.
- City Council will consider approval of the comprehensive plan amendment (CPA25-0002) and must hold three readings including the public hearing for the rezoning (REZ25-0010).

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Applicant Submittal
4. Good Neighbor Meeting Summary

5. Traffic Study
6. Correspondence

Approved by: _____

Danielle Sitzman, AICP, Development Services Coordinator
Department of Neighborhood and Development Services

ATTACHMENT 1

Location Map

REZ25-0010
611 Greenwood Dr.

0 0.02 0.04 0.08 Miles

CITY OF IOWA CITY

Prepared By: Olivia Ziegler
Date Prepared: July 2025

An application requesting to rezone 9.90 acres of land at 611 Greenwood Drive from Neighborhood Public (P1) zone to Medium Density Multi-Family Residential with a Planned Development Overlay (OPD/RM20) zone.

ATTACHMENT 2

Zoning Map

REZ25-0010
611 Greenwood Dr.

0 0.02 0.04 0.08 Miles

CITY OF IOWA CITY

Prepared By: Olivia Ziegler
Date Prepared: July 2025

An application requesting to rezone 9.90 acres of land at 611 Greenwood Drive from Neighborhood Public (P1) zone to Medium Density Multi-Family Residential with a Planned Development Overlay (OPD/RM20) zone.

ATTACHMENT 3

Applicant Submittal

MMS Consultants, Inc.
Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240
319.351.8282
mmsconsultants.net
mms@mmsconsultants.net

Environmental Specialists
Landscape Architects
Land Planners
Land Surveyors
Civil Engineers

June 27, 2025

City of Iowa City
Neighborhood and Development Services
410 E. Washington Street
Iowa City, IA 52240

Re: Roosevelt Ridge

On behalf of the applicant, MMS Consultants requests a rezoning of the property located at 611 Greenwood Drive, from the current zoning of P1(Neighborhood Public) to OPD/RM20(Medium Density Multi-family Residential). The described land consists of 9.90 acres in total. The site has access to public streets and infrastructure via Greenwood Drive and W. Benton Street.

This site is the former location of Roosevelt Elementary, which has since been closed by the ICCSD, and sold to the applicant. The proposed zoning will allow development of a planned 187 unit affordable housing project. The site is located in an area already consisting of RM44 and RM20 properties, as well as some RS8. The site has access to the transit system nearby, as well as City park areas in the neighborhood.

If you have questions or require any additional information, please contact us accordingly.

Respectfully submitted,

Jon D. Marner
MMS Consultants, Inc.

11603-001L1.docx

REZONING EXHIBIT

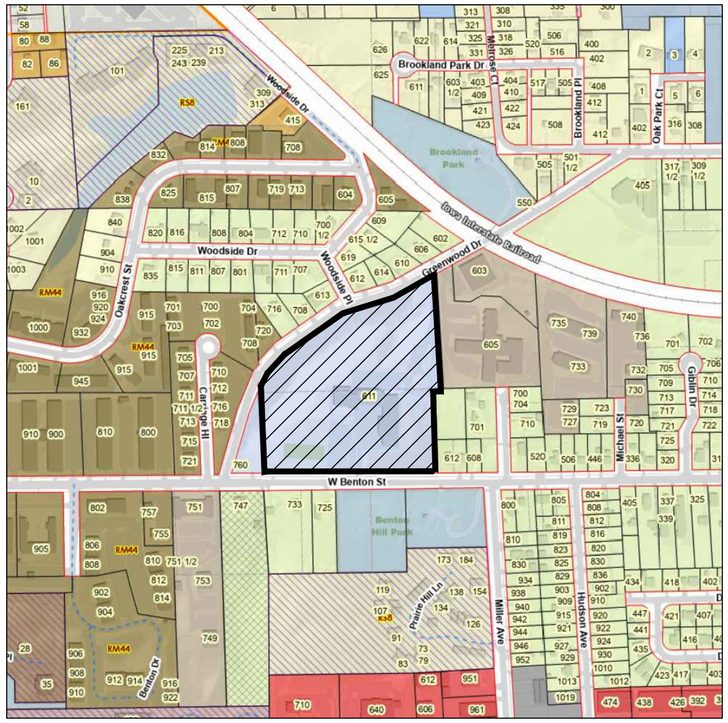
PORTIONS OF LOT 3 AND LOT 7 IN SCHOOL COMMISSIONERS SUBDIVISION OF SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN

IOWA CITY, JOHNSON COUNTY, IOWA

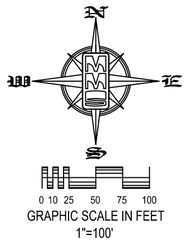
PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT/OWNER:
TWG DEVELOPMENT
1301 E WASHINGTON ST, SUITE 100
INDIANAPOLIS, IN 46202

REZONING PARCEL
IOWA CITY, IOWA



LOCATION MAP
NOT TO SCALE

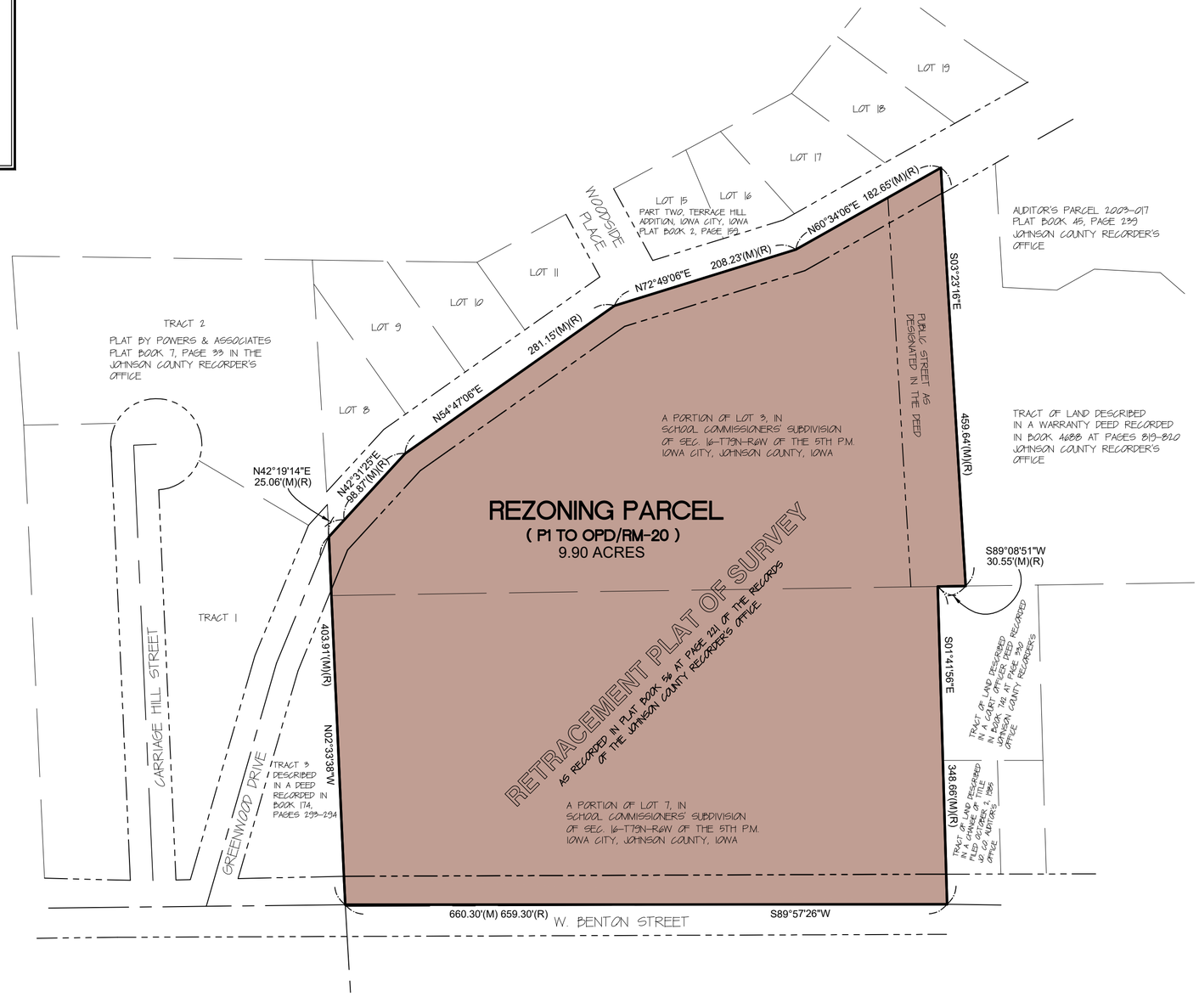


GRAPHIC SCALE IN FEET
1"=100'

LEGEND AND NOTES

- ⊕ – CONGRESSIONAL CORNER, FOUND
- ——— – PROPERTY &/or BOUNDARY LINES
- ——— – CONGRESSIONAL SECTION LINES
- ——— – RIGHT-OF-WAY LINES
- ——— – CENTER LINES
- ——— – EXISTING COOPERATIVE LIMITS
- ——— – LOT LINES, PLATTED OR BY DEED
- ——— – EXISTING EASEMENT LINES, PURPOSE NOTED

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



LEGAL DESCRIPTION

ALL THAT PART OF LOT 7, IN SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., LYING AND BEING NORTH OF THE PUBLIC HIGHWAY RUNNING EAST AND WEST (BENTON STREET) THROUGH SAID LOT 7, SAID LOT 7 BEING SO DESIGNATED ON A PLAT OF SAID SECTION 16 RECORDED IN THE OFFICE OF THE COUNTY AUDITOR OF JOHNSON COUNTY, IOWA, ON MAY 18, 1848.

THIS CONVEYANCE IS MADE SUBJECT TO A LEASE COVERING THE PREMISES ABOVE DESCRIBED TO JAMES A. HENNESSEY AND REGINA HENNESSEY, EXPIRING MARCH 1, 1928, WHICH LEASE HAS BEEN ASSIGNED TO THE GRANTEE HEREIN.

AND

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 3 IN SCHOOL COMMISSIONERS SUBDIVISION OF SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., WHICH SAID POINT OF BEGINNING IS 1927 FEET WEST AND 670 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 16, RUNNING THENCE WEST 693 FEET, THENCE NORTH 64 FEET MORE OR LESS TO THE CENTER LINE OF MYRTLE AVENUE (NOW KNOWN AS GREENWOOD DRIVE) IN IOWA CITY, IOWA, THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID MYRTLE AVENUE (GREENWOOD DRIVE) TO A POINT DIRECTLY NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH TO THE PLACE OF BEGINNING.

AS A FURTHER CONSIDERATION FOR SAID CONVEYANCE AND AS A COVENANT RUNNING WITH THE LAND, THE GRANTEE HEREIN HEREBY AGREES AND COVENANTS THAT THE EAST 60 FEET OF THE ABOVE DESCRIBED PREMISES SHALL BE AND THE SAME IS HEREBY OPENED AND DEDICATED AS A PUBLIC HIGHWAY OR STREET AND THE SAID GRANTEE SHALL NOT BE PERMIT THE SAME TO BE OBSTRUCTED OR INTERFERED WITH IN ANY WAY AS A PUBLIC STREET, AND THE SAID HIGHWAY SHALL BE KEPT OPEN FOR THE USE OF THE PUBLIC AS FULLY AND EFFECTUALLY AS IF THE SAME HAD BEEN PLATTED AND DEDICATED AND THE SAME ACCEPTED BY THE CITY OF IOWA CITY, IOWA AS A PUBLIC STREET, AND THE ACCEPTANCE THEREOF BY THE CITY OF IOWA CITY, IOWA, AS A PUBLIC STREET, AT ANY TIME HEREAFTER SHALL COMPLETE THE SAID DEDICATION AS FULLY AND EFFECTUALLY AS IF THE SAME WERE ACCEPTED BY THE CITY AT THIS TIME. GRANTEE SHALL CONSTRUCT SUCH FENCES AS SAID GRANTEE MAY DESIRE ALONG THE WEST SIDE OF THE STREET HEREIN DEDICATED BUT SHALL BE UNDER NO OBLIGATION TO CONTRUST (CONSTRUCT) AND FENCES ALONG THE EAST SIDE OF THE STREET SO DEDICATED.

9.90 AC

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision

REZONING EXHIBIT

PORTIONS OF LOT 3 AND LOT 7 IN SCHOOL COMMISSIONERS SUBDIVISION OF SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN

IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 6/27/2025	
Designed by: JDM	Field Book No: 1345
Drawn by: LSS	Scale: 1"=100'
Checked by: RRN	Sheet No: 1
Project No: 11603-001	of: 1

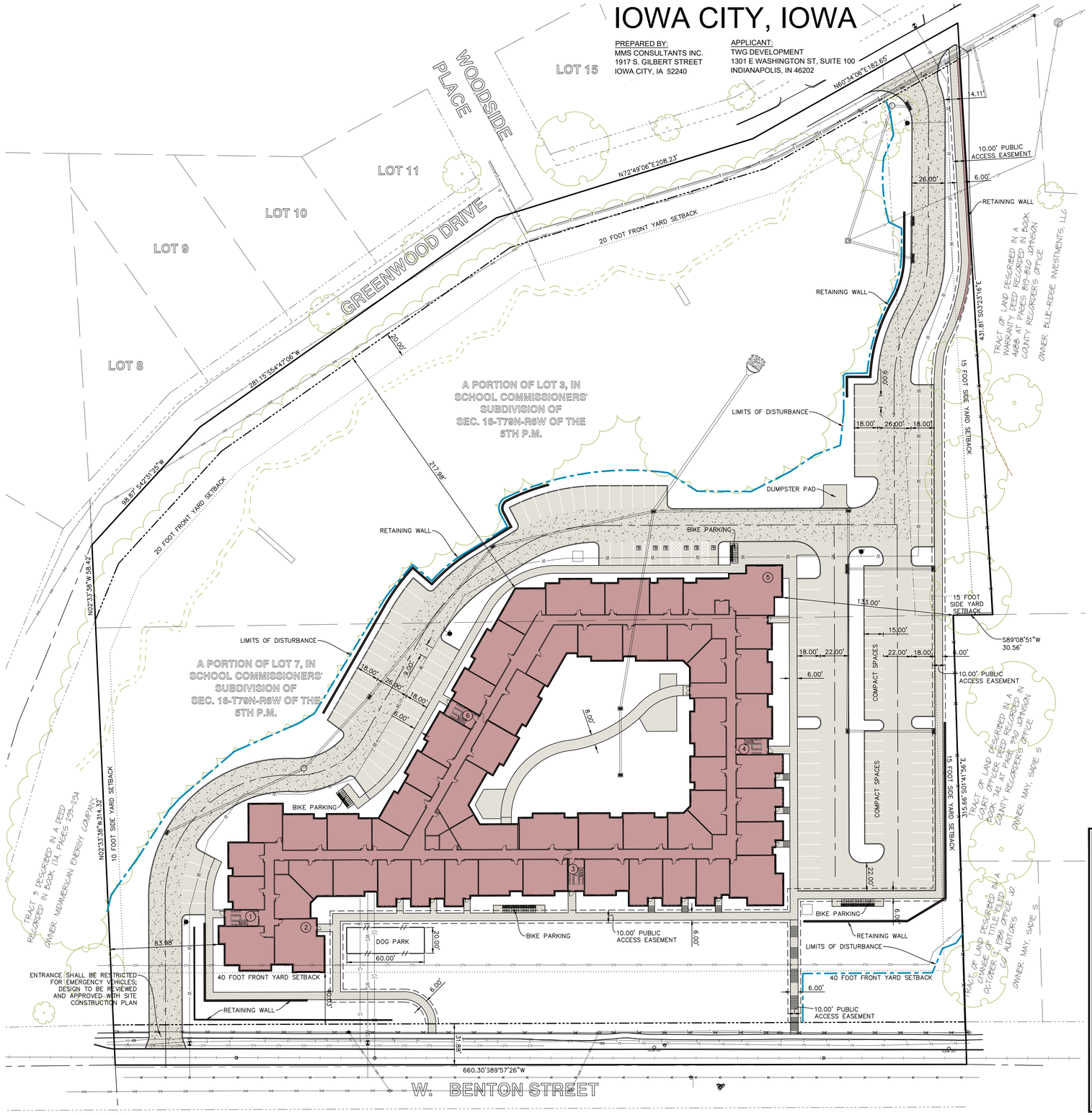
PRELIMINARY SENSITIVE AREAS DEVELOPMENT PLAN AND OPD

ROOSEVELT RIDGE

IOWA CITY, IOWA

PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT:
TWG DEVELOPMENT
1301 E WASHINGTON ST, SUITE 100
INDIANAPOLIS, IN 46202



NORTH

0 4 10 20 30 40
GRAPHIC SCALE IN FEET
1"=40'

STANDARD LEGEND AND NOTES

	– 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
(R)	– RECORDED DIMENSIONS
22-1	– CURVE SEGMENT NUMBER

–EXIST–	–PROP–	
		– POWER POLE
		– POWER POLE W/DROP
		– POWER POLE W/TRANS
		– POWER POLE W/LIGHT
		– GUY POLE
		– LIGHT POLE
		– SANITARY MANHOLE
		– FIRE HYDRANT
		– WATER VALVE
		– DRAINAGE MANHOLE
		– CURB INLET
X X		– FENCE LINE
		– EXISTING SANITARY SEWER
		– PROPOSED SANITARY SEWER
		– EXISTING STORM SEWER
		– PROPOSED STORM SEWER
		– EXISTING WATER LINES
		– PROPOSED WATER LINES
		– ELECTRICAL LINES
		– TELEPHONE LINES
		– GAS LINES
		– CONTOUR LINES (1' INTERVAL)
		– PROPOSED GROUND
		– EXISTING TREE LINE
		– EXISTING DECIDUOUS TREE & SHRUB
		– EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

PAVING LEGEND

– PCC PAVEMENT

– PCC PAVEMENT

– PCC SIDEWALK

LEGAL DESCRIPTION

ALL THAT PART OF LOT 7, IN SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., LYING AND BEING NORTH OF THE PUBLIC HIGHWAY RUNNING EAST AND WEST (BENTON STREET) THROUGH SAID LOT 7, SAID LOT 7 BEING SO DESIGNATED ON A PLAT OF SAID SECTION 16 RECORDED IN THE OFFICE OF THE COUNTY AUDITOR OF JOHNSON COUNTY, IOWA, ON MAY 18, 1848.

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PROPOSAL

APPLICANT PLANS TO CONSTRUCT A MULTI-FAMILY BUILDING CONTAINING 187 AFFORDABLE HOUSING UNITS ON A 8.95 ACRE SITE

DEVELOPMENT SCHEDULE

APPLICANT PLANS TO BEGIN CONSTRUCTION IN SPRING 2026, LASTING THRU SPRING 2027.

DEVELOPMENT CHARACTERISTICS

PROPOSED ZONING IS OPD/RM-20(MULTI-FAMILY)

SETBACK REQUIREMENTS

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (GREENWOOD DR)	20 FEET	217 FEET
FRONT (BENTON ST)	40 FEET	40 FEET
SIDE (EAST)	15 FEET	133 FEET
SIDE (WEST)	10 FEET	83 FEET
REAR	20 FEET	N/A

MINIMUM LOT REQUIREMENTS

MINIMUM LOT SIZE	5,000 SF	3,489,149 SF
LOT FRONTAGE	40 FEET	660 FEET
LOT WIDTH	60 FEET	660 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	42 FEET*

LOT CHARACTERISTICS

LOT AREA	389,849 SF (100%)(8.95AC)
PROPOSED BUILDING AREA	61,761 SF (15.8%)
PROPOSED PAVING AREA	87,011 SF (22.3%)
GREEN SPACE AREA	241,077 SF (61.8%)

PARKING REQUIREMENTS

REQUIRED PARKING:
PER CITY OF IOWA CITY ORDINANCE, NO PARKING IS REQUIRED FOR AFFORDABLE HOUSING UNITS.

PROVIDED PARKING:	
STANDARD SPACES PROVIDED	130
COMPACT SPACES PROVIDED	26
ADA SPACES PROVIDED	6
TOTAL SPACES PROVIDED	162

163 (ONE AND TWO BEDROOM UNITS) X 0.50 PER UNIT	82 SPACES
24 (THREE BEDROOM UNITS) X 1.0 PER UNIT	24 SPACES
SUBTOTAL	106 SPACES
FIRST 50 + 28 (56/2) =	78 SPACES REQUIRED
TOTAL BIKE PARKING PROVIDED	78 SPACES
OUTSIDE SPACES	60 SPACES
INSIDE SPACES	18 SPACES

UNIT DENSITY REQUIREMENTS

MAXIMUM DENSITY (OPD/RM-20)	24 DWELLING UNITS PER ACRE
8.95 AC X 24 = 214	
MAXIMUM DWELLING UNITS	214 UNITS
DWELLING UNITS PROVIDED	187 UNITS

TOTAL BUILDING COVERAGE

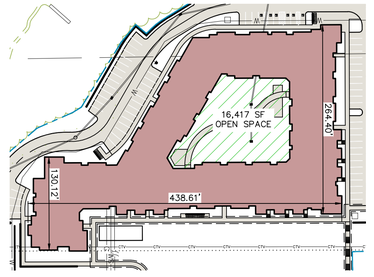
LOT AREA	389,849 SF
BUILDING FOOTPRINT	61,761 SF
BUILDING COVERAGE PERCENTAGE(MAX 50%)	15.8%

TOTAL BEDROOMS/UNIT

83 ONE BEDROOM/UNIT	83 BEDROOMS
80 TWO BEDROOMS/UNIT	160 BEDROOMS
24 THREE BEDROOMS/UNIT	72 BEDROOMS
TOTAL BEDROOM UNITS	315 BEDROOMS

OPEN SPACE REQUIREMENTS

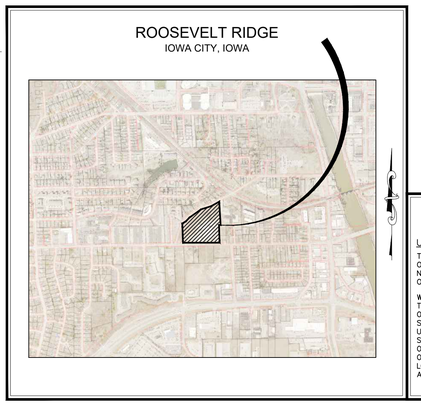
REQUIRED: 315 BEDROOMS X 10SF/BEDROOM = 3,150 SF OPEN SPACE
PROVIDED: 16,417 SF OPEN SPACE
(SEE LANDSCAPE AND FINAL STABILIZATION PLAN, SHEET 6 FOR OPEN SPACE AMENITIES)



AREA	FFE
1	750.00
2	750.00
3	750.00
4	740.00
5	750.00
6	750.00

AVG GRADE	ROOF LINE	BLDG HT
746.63	788.00	41.37

*WAIVER REQUEST TO ALLOW MAXIMUM HEIGHT OF 42 FEET



UTILITIES

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WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

IOWA 811 ONE CALL SM

8.95 AC

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ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
08/18/2025	PER CITY COMMENTS

SITE LAYOUT AND DIMENSION PLAN

ROOSEVELT RIDGE

IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	06/26/2025
Designed by: CAT	Field Book No:
Drawn by: HEH	Scale: 1"=40'
Checked by: CAT	Sheet No: 1
Project No: 11603-001	of: 6

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PRELIMINARY SENSITIVE AREAS DEVELOPMENT PLAN AND OPD

ROOSEVELT RIDGE

IOWA CITY, IOWA

PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT:
TWG DEVELOPMENT
1301 E WASHINGTON ST, SUITE 100
INDIANAPOLIS, IN 46202

NORTH

0 4 10 20 30 40
GRAPHIC SCALE IN FEET
1"=40'

STANDARD LEGEND AND NOTES

- 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
- (R) RECORDED DIMENSIONS
- 22-1 CURVE SEGMENT NUMBER

-EXIST-	-PROP-	
		POWER POLE
		POWER POLE W/DROP
		POWER POLE W/TRANS
		POWER POLE W/LIGHT
		GUY POLE
		LIGHT POLE
		SANITARY MANHOLE
		FIRE HYDRANT
		WATER VALVE
		DRAINAGE MANHOLE
		CURB INLET
X	X	FENCE LINE
		EXISTING SANITARY SEWER
		PROPOSED SANITARY SEWER
		EXISTING STORM SEWER
		PROPOSED STORM SEWER
		EXISTING WATER LINES
		PROPOSED WATER LINES
		ELECTRICAL LINES
		TELEPHONE LINES
		GAS LINES
		CONTOUR LINES (1' INTERVAL)
		PROPOSED GROUND
		EXISTING TREE LINE
		EXISTING DECIDUOUS TREE & SHRUB
		EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

EROSION CONTROL LEGEND

- FINAL FILTER SOCK
- SILT FENCE
- TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY PARKING AND STORAGE
- CW CONCRETE TRUCK/EQUIPMENT WASHOUT
- PR PORTABLE RESTROOM
- DL DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
- FILTER SOCK INLET PROTECTION
- FILTER SOCK BEHIND CURB AT CURB RAMP
- PERIMETER SILT FENCE
- SA TEMPORARY SOIL STOCKPILE AREA
- DIRECTION OF OVERLAND FLOW
- D DUMPSTER FOR CONSTRUCTION WASTE
- RIP RAP OUTLET PROTECTION

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

AREA	FFE
1	750.00
2	750.00
3	750.00
4	740.00
5	750.00
6	750.00

UTILITIES

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IOWA 811 ONE CALL SM

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8.95 AC

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Date	Revision
08/18/2025	PER CITY COMMENTS

SITE GRADING EROSION CONTROL PLAN AND SWPPP

ROOSEVELT RIDGE

IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	06/26/2025
Designed by: CAT	Field Book No:
Drawn by: HEH	Scale: 1"=40'
Checked by: CAT	Sheet No: 2
Project No: 11603-001	of: 6

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PRELIMINARY SENSITIVE AREAS DEVELOPMENT PLAN AND OPD

ROOSEVELT RIDGE

IOWA CITY, IOWA

PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT:
TWG DEVELOPMENT
1301 E WASHINGTON ST, SUITE 100
INDIANAPOLIS, IN 46202

NORTH

0 4 10 20 30 40
GRAPHIC SCALE IN FEET
1"=40'

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
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- EXISTING EASEMENT LINES
- BENCHMARK
- (R) RECORDED DIMENSIONS
- 22-1 CURVE SEGMENT NUMBER

–EXIST–	–PROP–	
		POWER POLE
		POWER POLE W/DROP
		POWER POLE W/TRANS
		POWER POLE W/LIGHT
		GUY POLE
		LIGHT POLE
		SANITARY MANHOLE
		FIRE HYDRANT
		WATER VALVE
		DRAINAGE MANHOLE
		CURB INLET
X	X	FENCE LINE
		EXISTING SANITARY SEWER
		PROPOSED SANITARY SEWER
		EXISTING STORM SEWER
		PROPOSED STORM SEWER
(W)		EXISTING WATER LINES
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	E	ELECTRICAL LINES
	T	TELEPHONE LINES
	G	GAS LINES

- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
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SENSITIVE AREAS LEGEND

- STEEP SLOPES (18%–25%) (32,692 SF) 17,444 SF IMPACTED (53.4%)
- CRITICAL SLOPES (25%–40%) (94,971 SF) 15,042 SF IMPACTED (15.8%)
- PROTECTED SLOPES (40%+) (3,788 SF)
- ALTERED PROTECTED SLOPES (40%+) (15,156 SF) 2,702 SF IMPACTED (17.8%)
- PROTECTED SLOPES BUFFER
  ALTERED (61,198 SF)(100%)
  IMPACTED (32,946 SF)(53.8%)
  UNALTERED (20,556 SF)(100%)
  IMPACTED (0 SF)(0%)
- IMPACTED AREAS
- LIMITS OF DISTURBANCE

UTILITIES

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IOWA 811 ONE CALL SM

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Date	Revision
08/18/2025	PER CITY COMMENTS

SENSITIVE AREAS:
SLOPES

ROOSEVELT RIDGE

IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	06/26/2025
Designed by: CAT	Field Book No:
Drawn by: HEH	Scale: 1"=40'
Checked by: CAT	Sheet No: 3
Project No: 11603-001	of: 6

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PRELIMINARY SENSITIVE AREAS DEVELOPMENT PLAN AND OPD

ROOSEVELT RIDGE

IOWA CITY, IOWA

PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT:
TWG DEVELOPMENT
1301 E WASHINGTON ST, SUITE 100
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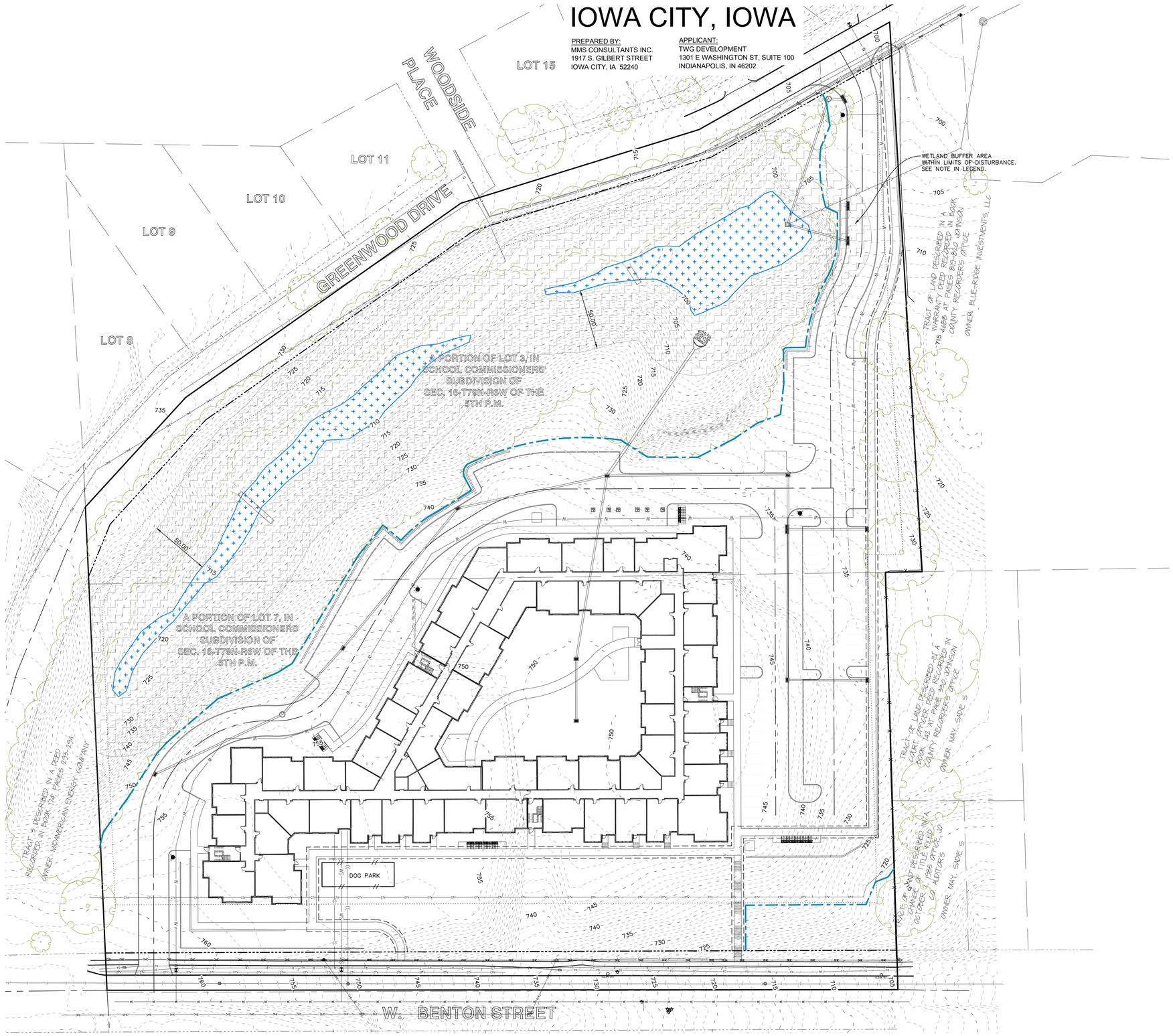

NORTH

0 4 10 20 30 40
GRAPHIC SCALE IN FEET
1"=40'

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	– EXISTING EASEMENT LINES
	– BENCHMARK
(R)	– RECORDED DIMENSIONS
22-1	– CURVE SEGMENT NUMBER
–EXIST–	–PROP–
	– POWER POLE
	– POWER POLE W/DROP
	– POWER POLE W/TRANS
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	– GUY POLE
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	– SANITARY MANHOLE
	– FIRE HYDRANT
	– WATER VALVE
	– DRAINAGE MANHOLE
	– CURB INLET
X X	– FENCE LINE
	– EXISTING SANITARY SEWER
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	– EXISTING STORM SEWER
	– PROPOSED STORM SEWER
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SENSITIVE AREAS LEGEND

– WETLAND AREA
(152,769 SF)
18,151 SF IMPACTED (11.9%)

– 50' WETLAND BUFFER
(VIA BUFFER REDUCTION)
(81,734 SF)
3,023 SF IMPACTED (2.0%)

NOTE: THE IMPACTED BUFFER AREA DEPICTED IN PLAN VIEW IS ALREADY IN NONCONFORMANCE WITH THE CODE DUE TO THE EXISTING DRIVE LOCATION AND INFRASTRUCTURE FOR THE PREVIOUS ROOSEVELT ELEMENTARY. THE EXISTING DRIVE WILL BE RECONSTRUCTED AS PART OF THIS PROJECT TO CONFORM WITH CURRENT CITY OF IOWA CITY STANDARDS.

– LIMITS OF DISTURBANCE

WETLAND BUFFER REDUCTION:
THE 100' WETLAND BUFFER HAS BEEN REDUCED TO 50' IN ACCORDANCE WITH THE FOLLOWING STANDARDS PER SECTION 14-5I-6.3.a:

1. THE WETLAND IS LESS THAN 5 ACRES IN AREA,
2. SPECIES LISTED BY THE FEDERAL OR STATE GOVERNMENT AS ENDANGERED OR THREATENED, OR CRITICAL OR OUTSTANDING NATURAL HABITAT FOR THOSE SPECIES, WERE NOT IDENTIFIED.
3. DOES NOT CONTAIN DIVERSE PLANT ASSOCIATIONS OF INFREQUENT OCCURRENCE OR OF REGIONAL SIGNIFICANCE.
4. IS NOT LOCATED WITHIN A REGULATED STREAM CORRIDOR.

UTILITIES
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Date	Revision
08/18/2025	PER CITY COMMENTS

SENSITIVE AREAS:
WETLAND

ROOSEVELT RIDGE

IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	06/26/2025
Designed by: CAT	Field Book No:
Drawn by: HEH	Scale: 1"=40'
Checked by: CAT	Sheet No: 4
Project No: 11603-001	of: 6

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PRELIMINARY SENSITIVE AREAS DEVELOPMENT PLAN AND OPD

ROOSEVELT RIDGE

IOWA CITY, IOWA

PREPARED BY:
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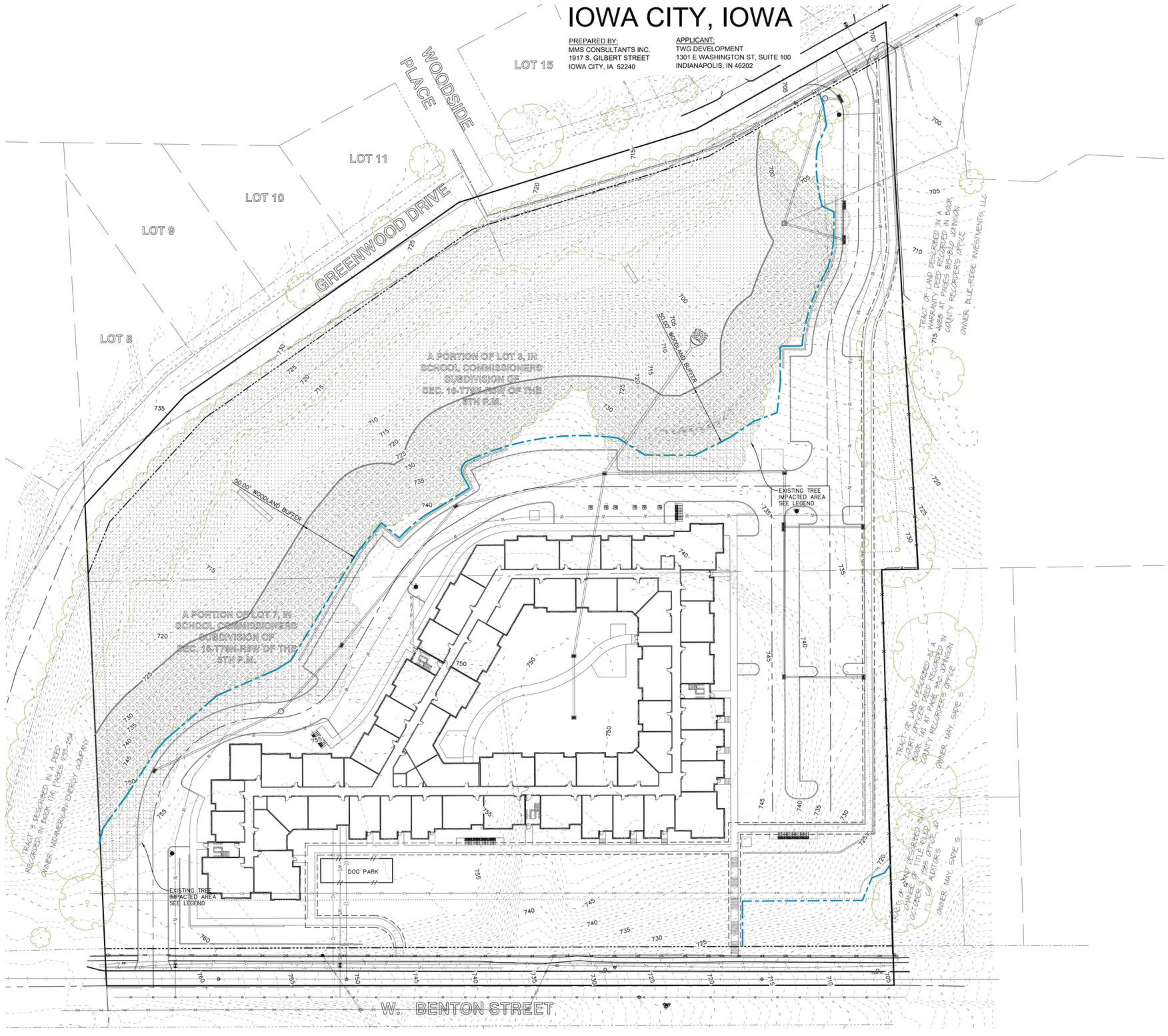

NORTH

0 4 10 20 30 40
GRAPHIC SCALE IN FEET
1"=40'

STANDARD LEGEND AND NOTES

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- (R) RECORDED DIMENSIONS
- 22-1 CURVE SEGMENT NUMBER

-EXIST-	-PROP-	
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		POWER POLE W/DROP
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SENSITIVE AREAS LEGEND

- WOODLAND AREA (152,856 SF) (100%)
- 50' WOODLAND BUFFER AREA (43,423 SF) (38.5%)
- WOODLAND AREA IMPACTS (15,483 SF) (38.5%)

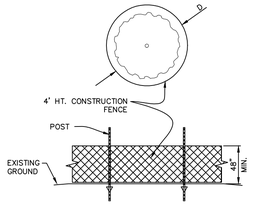
WOODLAND RETENTION AREA (93,950 SF) (61.5%)

- LIMITS OF DISTURBANCE

TREE PROTECTION DETAIL

N.T.S.

D(FEET) = 1.5 X TRUNK ø (FEET) X 12
TRUNK ø MEASURED AT 24" ABOVE GROUND



INSTALL TO MEET CITY OF IOWA CITY REQUIREMENTS. DETAILS TO BE PROVIDED WITH CONSTRUCTION PLANS

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

IOWA 811 ONE CALL SM

8.95 AC

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CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
08/18/2025	PER CITY COMMENTS

SENSITIVE AREAS:
WOODLAND

ROOSEVELT RIDGE

IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	06/26/2025
Designed by: CAT	Field Book No:
Drawn by: HEH	Scale: 1"=40'
Checked by: CAT	Sheet No: 5
Project No: 11603-001	of: 6

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PRELIMINARY SENSITIVE AREAS DEVELOPMENT PLAN AND OPD

ROOSEVELT RIDGE

IOWA CITY, IOWA

PART TWO ADDITION

PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT:
TWG DEVELOPMENT
1301 E WASHINGTON ST, SUITE 100
INDIANAPOLIS, IN 46202

NORTH

0 4 10 20 30 40
GRAPHIC SCALE IN FEET
1"=40'

STANDARD LEGEND AND NOTES

- 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
- (R) RECORDED DIMENSIONS
- 22-1 CURVE SEGMENT NUMBER

-EXIST-	-PROP-	
		POWER POLE
		POWER POLE W/DROP
		POWER POLE W/TRANS
		POWER POLE W/LIGHT
		GUY POLE
		LIGHT POLE
		SANITARY MANHOLE
		FIRE HYDRANT
		WATER VALVE
		DRAINAGE MANHOLE
		CURB INLET
X	X	FENCE LINE
		EXISTING SANITARY SEWER
		PROPOSED SANITARY SEWER
		EXISTING STORM SEWER
		PROPOSED STORM SEWER
		EXISTING WATER LINES
		PROPOSED WATER LINES
		ELECTRICAL LINES
		TELEPHONE LINES
		GAS LINES

- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

PLANTING SCHEDULE

SHADE TREE	2" CAL.	32
ORNAMENTAL GRASS	1 5" HT.	139
DECIDUOUS SHRUB	1 5" HT.	167
EVERGREEN SHRUB	1 5" HT.	151

LANDSCAPE REQUIREMENTS

STREET TREES:
1 TREE FOR EVERY 60 LF OF FRONTAGE ON LOTS LOTS WITH MORE THAN ONE FRONTAGE.
- BENTON ST: 660.72 / 60 = 11 REQUIRED, 11 PROVIDED
- GREENWOOD DR: 819.96 / 60 = 14 REQUIRED, 14 PROVIDED (14 EXISTING)

RESIDENTIAL SITE TREES:
1 TREE FOR EVERY 550 SF OF TOTAL BUILDING COVERAGE.
- 61,772 / 550 = 113 TREES REQUIRED, 113 PROVIDED (81 EXISTING)

LANDSCAPE LEGEND

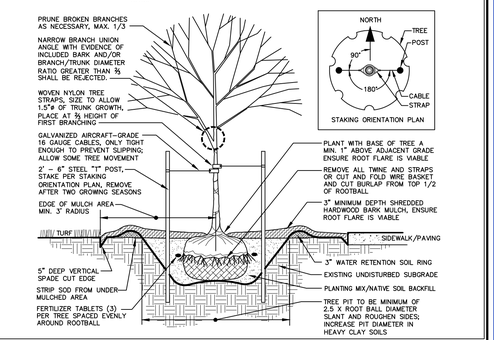
- SYNTHETIC FIELD TURF
- TURF GRASS SEED
- CRUSHED ROCK GRAVEL
- WOOD MULCH BED
- FALL PROTECTION SURFACE
- PLAY STRUCTURE ELEVATION
- RAISED GARDEN PLANTERS

LANDSCAPE NOTES:

1 – THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.
2 – PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
3 – KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60 – 1990, OR MOST RECENT ADDITION.
4 – LAYOUT OF PLANT MATERIAL AT SITE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5 – ALL PLANTING BED AREAS SHALL HAVE QUALITY TOPSOIL ADDED (IF NEEDED) BY LANDSCAPE CONTRACTOR TO BRING BED GRADES 5" – 6" BELOW EXISTING CONCRETE AREAS AND TOP OF DECORATIVE WALLS. (PRIOR TO EDGING, CONTRACTOR IS RECOMMENDED TO VISIT SITE)
6 – FINISH GRADING OF PLANT BED AND SOD AREAS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
7 – ALL SHRUB AND PERENNIAL PLANTING AREAS SHALL HAVE A MINIMUM 3 INCH DEEP BED OF DOUBLE SHREDDED HARDWOOD BARK MULCH AND AN APPLICATION OF A PRE-EMERGENT (TREFLEX OR APPROVED EQUAL) FOR WEED CONTROL.
8 – LANDSCAPE EDGING BETWEEN BARK MULCH AND LAWN AREAS SHALL BE A SPADE CUT EDGE. EDGE SHALL BE INSTALLED VERTICAL, AND ACCORDING TO DETAILS
9 – STAKING SHALL BE REQUIRED ON ALL TREES (EXCEPT MULTI-STEM VARIETIES) STAKE USING (3) OR (5) 6' STEEL "T" POST PLACED OUTSIDE OF ROOTBALL AND ADHERED TO TRUNK OF TREE WITH 14 GAUGE CABLE AND NYLON TREE STRAPS.
10 – ALL TREES FREE-STANDING IN LAWN AREAS AND IN PLANTING BEDS SHALL BE WRAPPED WITH A STANDARD MANUFACTURED TREE WRAP AND FASTENED WITH TWINE OR APPROVED METHOD.
11 – ALL TREES FREE-STANDING WITHIN LAWN AREAS SHALL HAVE A MINIMUM 4 FT. DIA. RING OF DOUBLE SHREDDED HARDWOOD BARK MULCH AT A 3 INCH DEPTH.
12 – ALL LANDSCAPE PLANTINGS AND SOD AREAS SHALL BE THOROUGHLY WATERED UPON INSTALLATION AND A TOTAL OF (3) WATERINGS BEFORE INITIAL ACCEPTANCE. AFTER ACCEPTANCE, SOD SHALL BE MAINTAINED FOR (30) DAYS OR UNTIL ROOTED IN.
13 – LANDSCAPE CONTRACTOR MUST FOLLOW ALL DETAILS PROVIDED ON SHEETS DESIGNING LANDSCAPE CONSTRUCTION TECHNIQUES.
14 – ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
15 – SEED ALL REMAINING AREAS WITH IDOT URBAN MIX

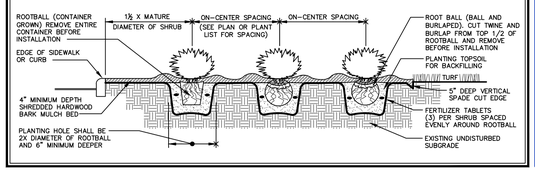
TYPICAL TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL (DECIDUOUS AND EVERGREEN)

N.T.S.



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Date	Revision
08/18/2025	PER CITY COMMENTS

LANDSCAPE AND FINAL STABILIZATION PLAN

ROOSEVELT RIDGE

IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	06/26/2025
Designed by: CAT	Field Book No:
Drawn by: HEH	Scale: 1"=40'
Checked by: CAT	Sheet No: 6
Project No: 11603-001	of: 6

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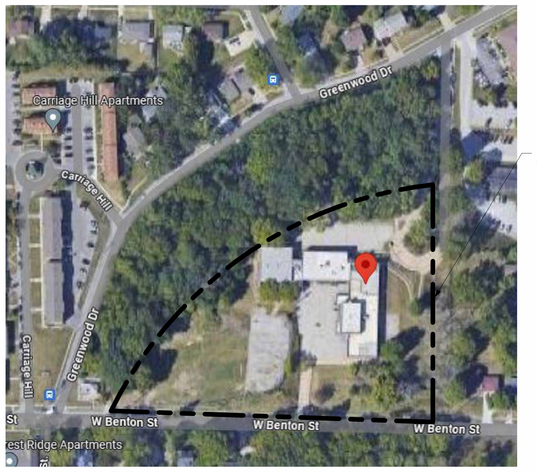
611 GREENWOOD

611 Greenwood Dr Iowa City, IA 52246
Affordable Housing

SHEET #	SHEET NAME	CONCEPT 07/09/24
1 - ARCH - GEN		
00	COVER SHEET	•
4 - ARCH		
01	ARCHITECTURAL SITE PLAN	•
02	LEVEL 1 - FLOOR PLAN	•
03	LEVEL 2 - FLOOR PLAN	•
04	LEVEL 3 - FLOOR PLAN	•
05	LEVEL 4 - FLOOR PLAN	•
06	ROOF PLAN	•
07A	ELEVATIONS	•
07B	3D RENDERINGS	•
08	UNIT TYPE - 1A	•
09	UNIT TYPE - 1C	•
10	UNIT TYPE - 1D	•
11	UNIT TYPE - 1E-HC	•
12	UNIT TYPE - 2A	•
13	UNIT TYPE - 2A-HC	•
14	UNIT TYPE - 2B	•
15	UNIT TYPE - 2C	•
16	UNIT TYPE - 2D	•
17	UNIT TYPE - 3A	•
18	UNIT TYPE - 3A	•
19	UNIT TYPE - 3A-HC	•
20	UNIT TYPE - 3A-HC	•
21	UNIT TYPE - 3B	•
22	UNIT TYPE - 3B	•



VICINITY MAP

TRUE NORTH

UNIT SUMMARY

	UNIT TYPE														
LEVEL	1A	1C	1D	1D.1	1D.2	1E-HC	2A	2A-HC	2B	2C	2D	3A	3A-HC	3B	#/FLR
1	6	6	1	6	3	1	13	2	-	1	2	4	1	1	47
2	7	6	1	6	3	1	16	1	-	1	3	4	1	3	53
3	7	6	10	-	-	1	16	1	2	1	3	4	1	-	52
4	6	4	1	-	-	1	12	2	1	-	3	4	1	-	35
TOTAL BY UNIT TYPE	26	22	13	12	6	4	57	6	3	3	11	16	4	4	187
TOTAL BY BEDROOM	83						80					24			
% BY UNIT TYPE	26%	26%	15%	14%	7%	4%	71%	7%	4%	4%	14%	66%	17%	17%	
% BY BEDROOM #	45%						42%					13%			

UNIT AREAS & DETAILS

	1A	1C	1D	1D.1	1D.2	1E-HC	2A	2A-HC	2B	2C	2D	3A	3A-HC	3B
MARKET NET AREA	704	829	784	868	851	887	930	930	1131	1257	1028	1204	1207	1411
MARKET GROSS AREA	723	836	795	889	869	895	939	955	1138	1299	1039	1229	1231	1450
# OF BEDROOMS	1	1	1	1	1	1	2	2	2	2	2	3	3	3
# OF BATHROOMS	1	1	1	1	1	1	1	1	2	2	2	2	2	2

BUILDING AREA - LEASABLE

NAME	AREA
LEVEL 1	
COMMUNAL	16,398 SF
LEASABLE	44,334 SF
	60,732 SF
LEVEL 2	
COMMUNAL	10,486 SF
LEASABLE	50,236 SF
	60,722 SF
LEVEL 3	
COMMUNAL	10,442 SF
LEASABLE	47,505 SF
	57,947 SF
LEVEL 4	
COMMUNAL	8,228 SF
LEASABLE	33,313 SF
	41,541 SF
TOTAL	220,942 SF

BUILDING AREA - NET

LEVEL	AREA
LEVEL 1	61,393 SF
LEVEL 2	61,393 SF
LEVEL 3	59,853 SF
LEVEL 4	42,406 SF
TOTAL	225,045 SF

BUILDING AREA - GROSS

NAME	AREA
LEVEL 1	
COURTYARD	17,664 SF
GROSS AREA	62,510 SF
LEVEL 2	
GROSS AREA	62,196 SF
LEVEL 3	
GROSS AREA	59,186 SF
LEVEL 4	
GROSS AREA	42,859 SF
ROOF DECK	11,071 SF
	255,484 SF

PROJECT TEAM

OWNER
TWG Development, LLC
1301 E. Washington Street, Suite 100
Indianapolis, IN 46202

Chase Smith, VP of Market Rate Development
317.439.2703
csmith@twgdev.com

GENERAL CONTRACTOR
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1301 E. Washington Street, Suite 100
Indianapolis, IN 46202

Ryan Fitzpatrick, Preconstruction Director
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rfitzpatrick@twgdev.com

ARCHITECT
TWG Development, LLC
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JOHN RUTHVEN, ARCHITECT
317.264.1833
jruthven@twgdev.com

CIVIL/LANDSCAPE
MMS Consultants
917 S. Gilbert
Iowa City, IA 52240

Scott Pottorff
s.pottorff@mmsconsultants.net

PROJECT DESCRIPTION

LOCAL DESIGN INFORMATION

APPLICABLE BUILDING CODES

2024 INTERNATIONAL BUILDING CODE
2017 ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
FAIR HOUSING ACT DESIGN MANUAL (FHA SAFE HARBOR)
2024 INTERNATIONAL MECHANICAL CODE
2024 UNIFORM PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2024 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
IOWA CITY CODE
STATE OF IOWA BUILDING CODES
UFAS - UNIFORM FEDERAL ACCESSIBILITY STANDARDS

NOTE: ALL DWELLING UNITS ARE TO BE COMPLIANT WITH THE REQUIREMENTS OF THE FAIR HOUSING ACT DESIGN MANUAL. UNITS MARKED AS "HC" TO MEET UFAS REQUIREMENTS

BUILDING AREA DEFINITIONS

"NET" AREA - ALL AREA MEASURED FROM EXTERIOR FACE OF FRAMING. THIS IS WHAT IS USED FOR BUILDING CODE AREAS.

"GROSS" AREA - ALL AREA MEASURED FROM EXTERIOR FACE OF FINISH

"LEASABLE" AREA - SUM OF THE "MARKET NET AREA" FOR ALL UNITS ON EACH FLOOR

"COMMUNAL" AREA - ALL NON-LEASABLE SPACE WITHIN THE BUILDING FOOTPRINT (CORRIDORS, AMENITY SPACES, LEASING OFFICE, ELECTRICAL ROOMS, MECHANICAL ROOMS, MAINTENANCE ROOMS, ETC.)

UNIT AREA DEFINITIONS

HUD NET AREA - DEFINED AS "PAINT TO PAINT". IT IS THE LIVING AREA OF THE UNIT MEASURED TO THE INSIDE FACE OF THE UNIT PERIMETER DRYWALL.

HUD GROSS AREA - MEASURED FROM THE CENTERLINE OF DEMISING WALLS "TO THE OUTSIDE FACE OF EXTERIOR WALLS AND FAR SIDE OF CORRIDOR WALLS.

MARKET NET AREA - (BOMA/IREM, ANSI Z65.4) MEASURED FROM THE CENTERLINE OF DEMISING WALLS TO THE OUTSIDE FACE OF EXTERIOR WALLS AND FAR SIDE OF CORRIDOR WALLS.

MARKET GROSS AREA - MARKET NET AREA + ATTACHED BALCONIES + EXTERIOR STORAGE AREAS DESIGNATED TO THE UNIT.

BALCONY AREA - MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALL, TO EDGE OF BALCONY/PATIO.

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IFA ISSUE

611 GREENWOOD DR
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Affordable Housing

REVISIONS

NO.	DATE	DESCRIPTION

PROJ. NO. 22012_00 | DATE 2023/05/23

SHEET NAME
COVER SHEET

SHEET NO.
00

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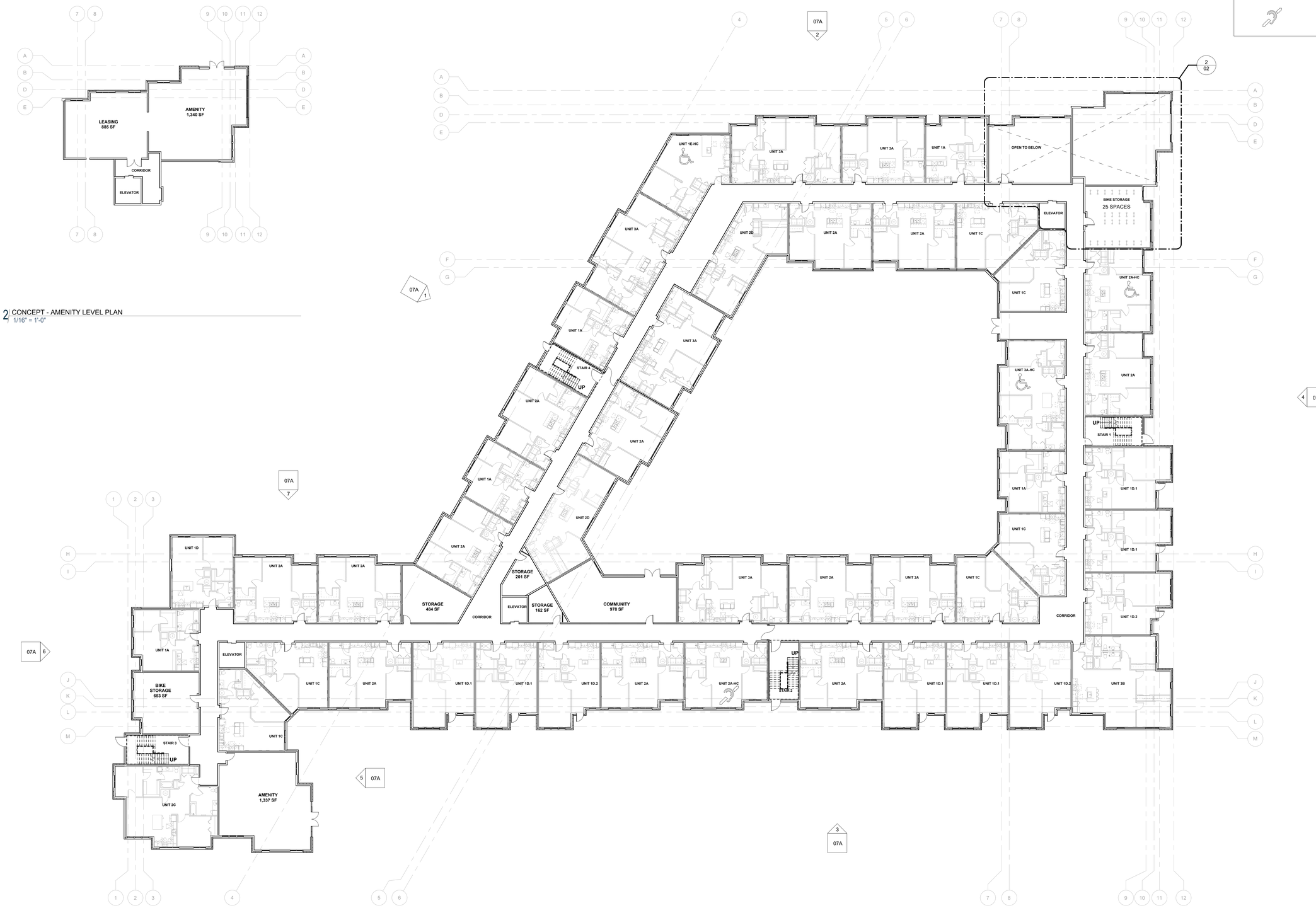
FLOOR PLAN SYMBOLS LEGEND

ACCESSIBLE UNIT

HEARING IMPAIRED UNIT

2 CONCEPT - AMENITY LEVEL PLAN
1/16" = 1'-0"



1 CONCEPT - LEVEL 1 PLAN
1/16" = 1'-0"

GRAPHIC SCALE
0 16 32 48 64

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SHEET NAME
LEVEL 1 - FLOOR PLAN

SHEET NO.
02

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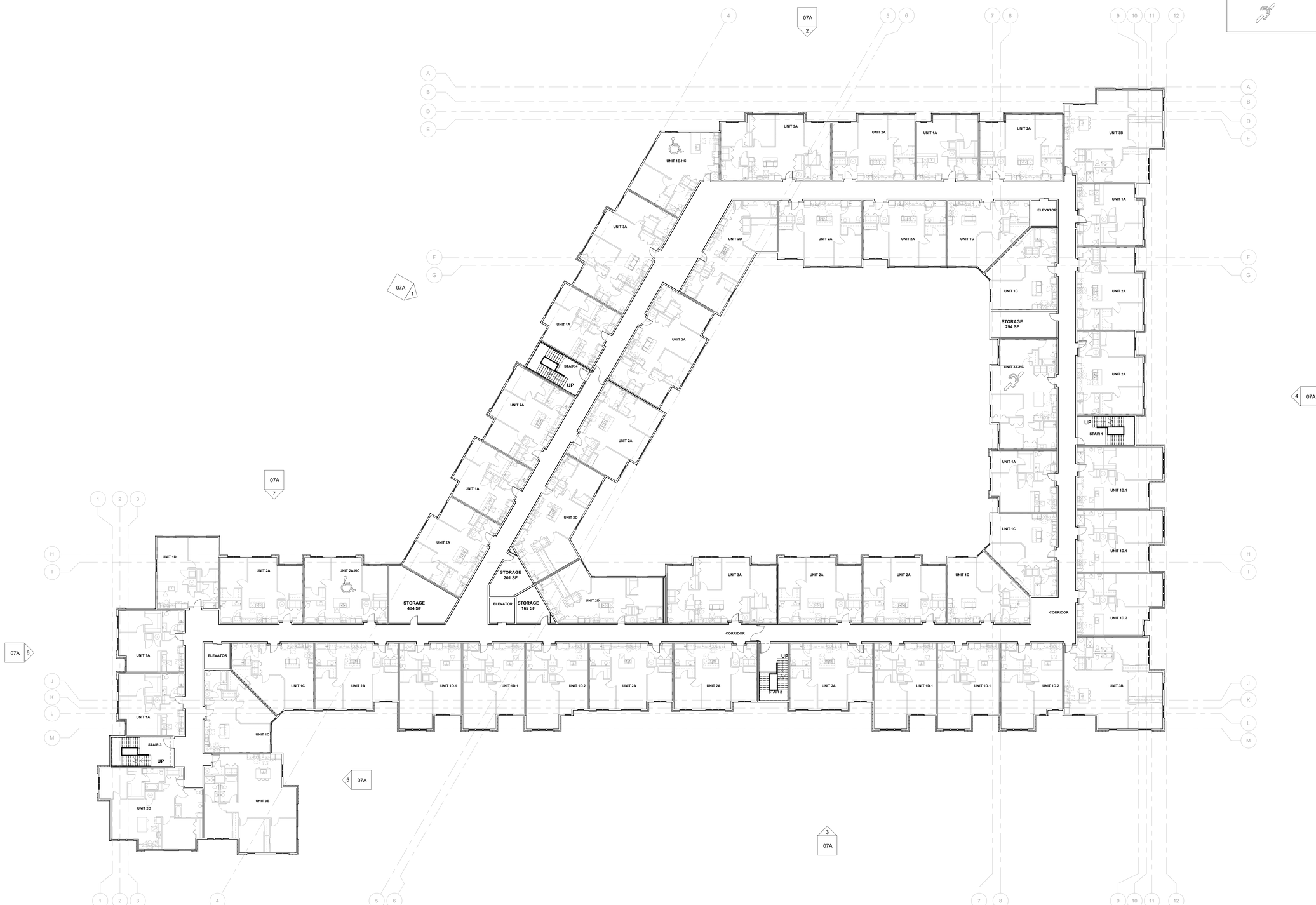
FLOOR PLAN SYMBOLS LEGEND

ACCESSIBLE UNIT

HEARING IMPAIRED UNIT



3 CONCEPT - LEVEL 2 PLAN
1/16" = 1'-0"

GRAPHIC SCALE
0 16 32 48 64

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SHEET NAME
LEVEL 2 - FLOOR PLAN

SHEET NO.
03

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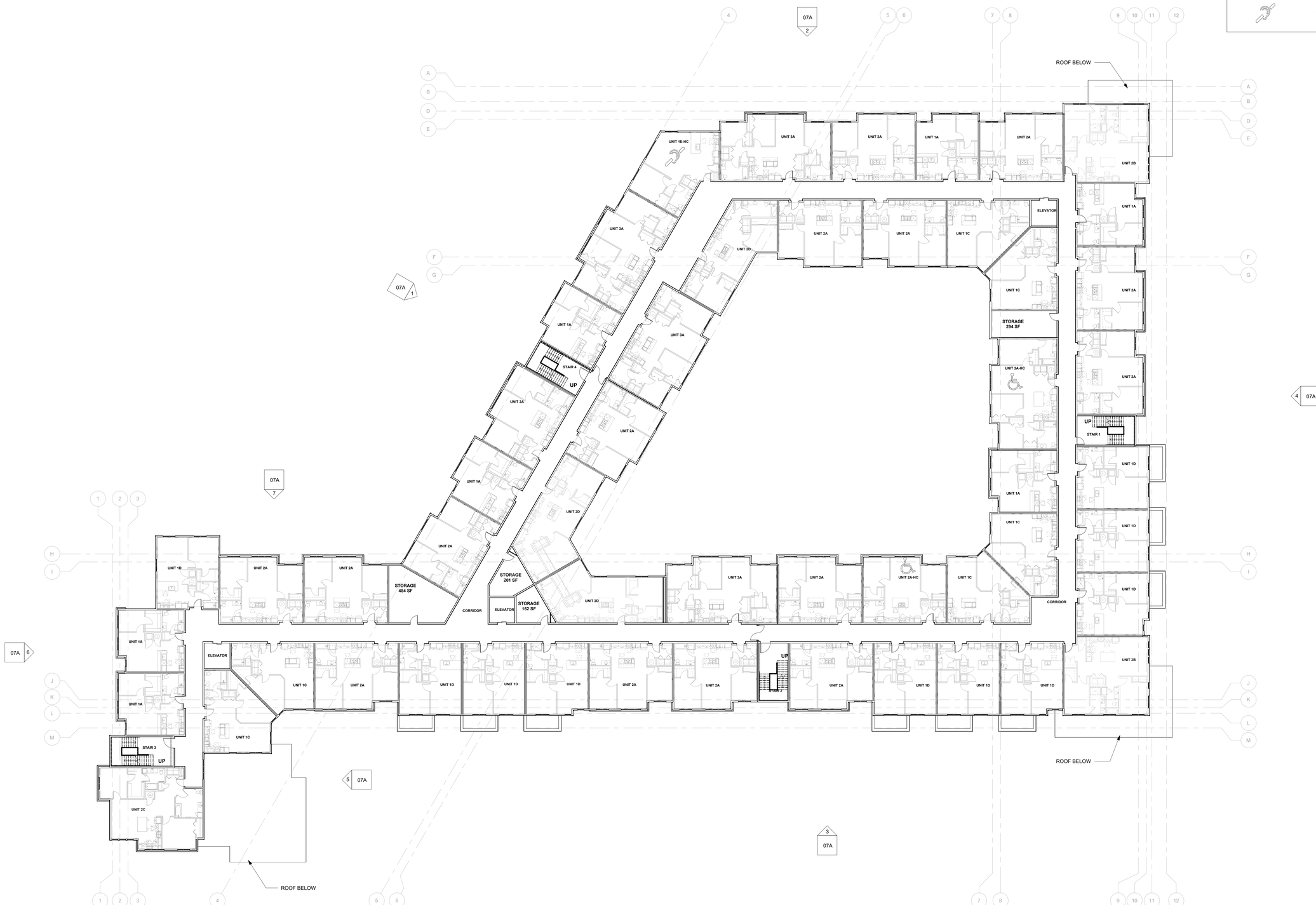
FLOOR PLAN SYMBOLS LEGEND

ACCESSIBLE UNIT

HEARING IMPAIRED UNIT



1 / CONCEPT - LEVEL 3 PLAN
1/16" = 1'-0"

GRAPHIC SCALE
0 16 32 48 64

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SHEET NAME
LEVEL 3 - FLOOR PLAN

SHEET NO.
04

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FLOOR PLAN SYMBOLS LEGEND

ACCESSIBLE UNIT

HEARING IMPAIRED UNIT

1 CONCEPT-LEVEL 4 PLAN
1/16" = 1'-0"

GRAPHIC SCALE
0 16 32 48 64

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SHEET NAME
LEVEL 4 - FLOOR PLAN

SHEET NO.
05

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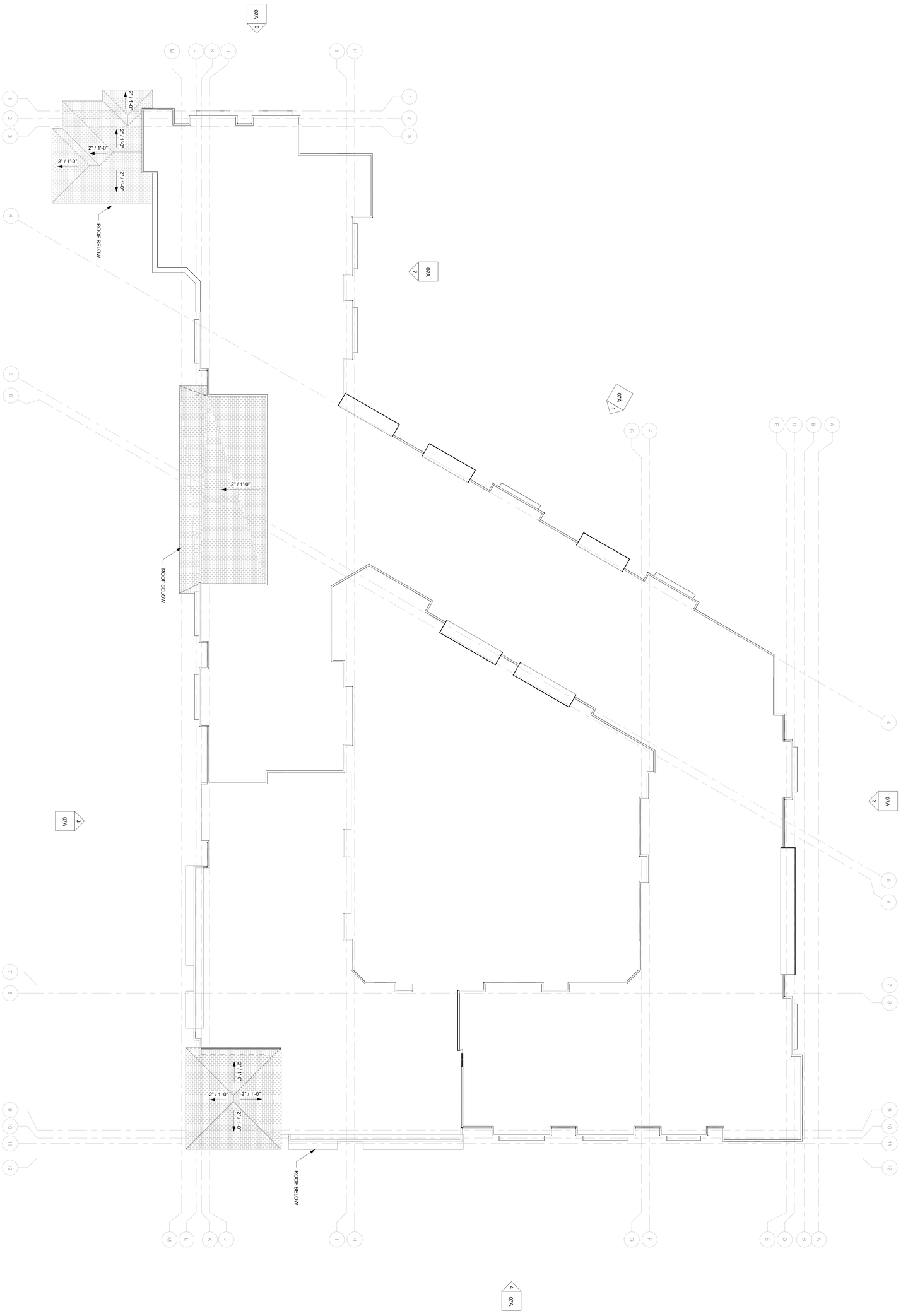

1 CONCEPT-ROOF PLAN
1/16" = 1'-0"

GRAPHIC SCALE
0 16 32 48 64

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PROJ. NO. 2212_00
DATE 20230523
SHEET NAME ROOF PLAN
SHEET NO. 06

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7 ELEVATION 7
1/16" = 1'-0"

GRAPHIC SCALE
0 16 32 48 64

6 ELEVATION 6
1/16" = 1'-0"

GRAPHIC SCALE
0 16 32 48 64

5 ELEVATION 5
1/16" = 1'-0"

GRAPHIC SCALE
0 16 32 48 64

4 ELEVATION 4
1/16" = 1'-0"

GRAPHIC SCALE
0 16 32 48 64

3 ELEVATION 3
1/16" = 1'-0"

GRAPHIC SCALE
0 16 32 48 64

2 ELEVATION 2
1/16" = 1'-0"

GRAPHIC SCALE
0 16 32 48 64

1 ELEVATION 1
1/16" = 1'-0"

GRAPHIC SCALE
0 16 32 48 64

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SHEET NAME
ELEVATIONS

SHEET NO.
07A

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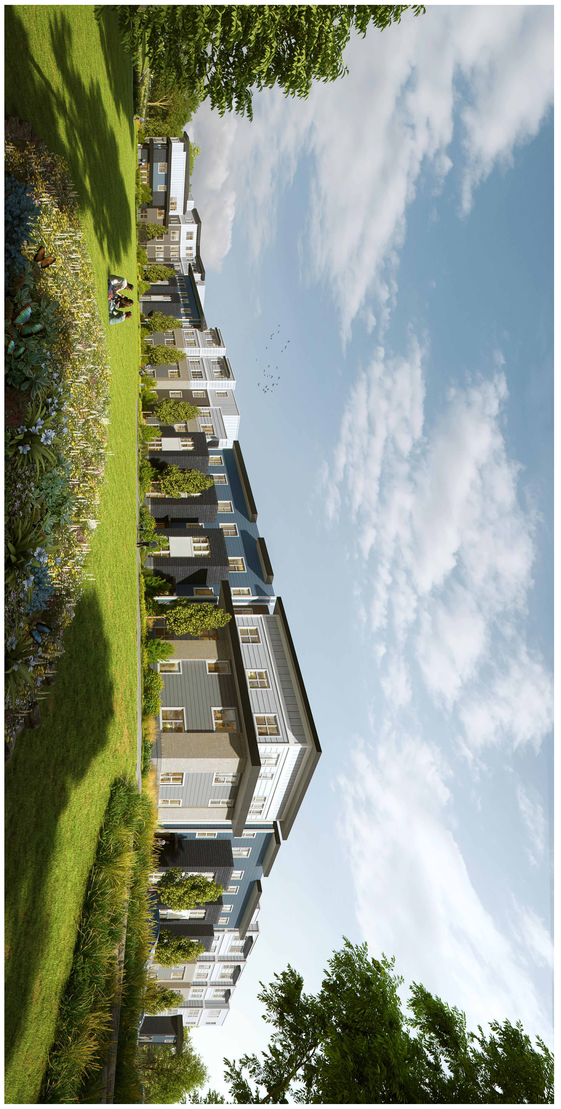

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PROJ. NO. | DATE
22012_00 | 20230623

SHEET NAME
3D RENDERINGS

SHEET NO.
07B

ATTACHMENT 4

Good Neighbor Meeting Summary

Summary Report for Good Neighbor Meeting

CITY OF IOWA CITY

Project Name: Roosevelt Ridge Project Location: 611 Greenwood Drive

Meeting Date and Time: May 29, 6:30 -7:30

Meeting Location: Horn Elementary cafeteria, 600 Koser Avenue

Names of Applicant Representatives attending: Jon Marner & Scott Pottorff(MMS Consultants)
Jackson Tayler & Brian Hiltunen(TWG), Aldo Sebben(Studio Arch)

Names of City Staff Representatives attending: Anne Russett

Number of Neighbors Attending: 25 Sign-In Attached? Yes X No _____

General Comments received regarding project (attach additional sheets if necessary)-

General concerns about existing traffic, traffic enforcement in the area. Concern about maintenance of property.

Concerns expressed regarding project (attach additional sheets if necessary) -
Interest in type of affordable housing. Concern from most attendees regarding existing traffic issues in the area and the additional traffic impact from this project. Pedestrian safety for the area particularly at the proposed Greenwood Drive entrance location. Parking for tenants and the potential impact to parking on streets. Some interest in capacity of existing sewer and water infrastructure. Questions about possible amenities for the tenants and interest in a community garden. Grading and design of the site.

Will there be any changes made to the proposal based on this input? If so, describe:

A traffic study is being completed for the project to provide with the application.

Staff Representative Comments

Name and contact information (optional):

Mary Knudson mary_knudsen@msn.com

Comments:

- a thorough traffic study, along with speeds, should be on Greenwood, Denton, Miller and Orchard.

- please mow the grass along Denton St. on a regular basis.

Name and contact information (optional):

John + Kayla Cress 5/29/25

Rentalsbyivette@gmail.com

Comments:

Thanks for having this "Roosevelt Ridge" meeting tonight. We own + manage apartment buildings at 755 + 757 W. Benton St. We have rented to students + workforce tenants for many years.

We think there is not enough parking planned at 113 spaces for 188 units, so potentially 300 adults. While we do have some tenants that do not have cars, the majority do.

Overall, welcome to the neighborhood! The building looks great and modern. Hopefully it has good sound proofing to keep tenant complaints down. Construction jobs will be good for the area during the build time.

We do appreciate that you will pay full property tax as you go. There have been a number of bcap projects, like Coral Ridge Mall and others that had decreased tax for a while, and when the full assessment kicked in, it was unsustainable fast, without some good negotiation with the assessor.

Name and contact information (optional):

Eden Barfknecht
ewade166@gmail.com

Comments:

How is the area on east side being graded for parking?

What barriers are being put up for the east side property owners?

How close can you be to the gas substation?

Green area for the kids?

How are you working with Brookwood and their entrance?

Name and contact information (optional):

Comments:

I appreciate the sidewalk from Benton through the property to Greenwood.

The timing of the traffic study probably won't yield accurate information. Specifically, UI not fully in session and Myrtle massive development not yet occupied.

I hope this project does really lead to affordable housing.

Name and contact information (optional):

ERIKA WADE ewade166@gmail.com

Comments:

- When will the demolition ~~green~~ planned to start?
- Will the Historic Preservation Commission have access to salvage the architecturally significant items – such as the stone work on the east side of the building?
- I (+ others) would love to take pictures of the front of the building before it is demolished. I went to school there from 1969-1976. Would that be possible?
- Would the elements of Roosevelt (style/brick) be incorporated into the new building?
- Would the Ravine be incorporated into the plan on all sides - possibility of sidewalks on the property side of Greenwood Dr?

ATTACHMENT 5

Traffic Study

4050 River Center Court NE
Cedar Rapids, IA 52402
Office: (319) 377-4629
Fax: (319) 377-8498

Greenwood Affordable Housing Traffic Impact Study

Impact Study Complete Draft

611 Greenwood Drive Iowa City, IA 52246

Prepared by:
Anderson-Bogert Engineers and Surveyors, Inc.
Date: 6.27.25

I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Engineer under the laws of the State of Iowa.

_____

Jacob M. Sprengeler
Iowa Registration No. 27485

Exp. Date: 12/31/2025

EXECUTIVE SUMMARY

This study was conducted on behalf of MMS Consultants, Inc. in order to identify potential traffic impacts relating to a proposed affordable housing development located at 611 Greenwood Drive, Iowa City, Iowa. The development is anticipated to contain 187 dwelling units within a single 4-story building.

The study area described within this report includes the following intersections:

- Benton Street at Greenwood Drive
- Greenwood Drive at the Proposed Development Entrance
- Riverside Drive at Myrtle Avenue

The study reviewed existing/no-build, opening day full-build (2026), and future no-build/full-build (2046) scenarios. The current property contains an old school building which has been vacant for over 10 years. The proposed development will completely demolish the site and completely rebuild.

Of the study intersections, the two located Benton Street and Riverside Drive both exhibit a high potential for crash reduction. This matches several overrepresented collision patterns observed at these locations since 2020. Several factors including sight distance, sight triangles, and non-standard intersection geometry may be contributing to the collisions at Benton Street, while general signal visibility at Myrtle Avenue along with a temporary adjacent construction project could have contributed to patterns at the Myrtle Avenue signal.

Existing counts were collected by the CLIENT at Benton Street and proposed site entrance. 2021 MPOJC data was referenced at the Myrtle Avenue signal. Counts were adjusted/inflated since the observations were completed outside of the University of Iowa academic semesters. The peak hours were determined to fall between 7:15-8:15am, and 4:30-5:30pm.

Based on current ITE generation rates, the site is estimated to generate about 85 peak hour tips during the AM peak, and about 82 trips during the PM peak hour. All existing/opening day scenarios operated will likely operate with acceptable capacity and LOS whether the development is constructed or not. In the future, background traffic growth (particularly on Benton Street) will reduce the functional capacity of the Greenwood Drive southbound approach. The intersection should continue to be monitored in the future as background traffic increases.

Generally, the southbound approach to the Myrtle Avenue signal on Riverside Drive plots within the warranted area for the southbound right movement for a 40-mph approach. Criteria for speeds less than 40-mph are not currently established, but this location (particularly in the PM peak) plots well within the established 40-mph warrant. The eastbound left movement on Benton Street at Greenwood Drive also plots well within the warranted left auxiliary lane warrant for urban streets.

The intersection on Benton Street at Greenwood Drive likely does not fully satisfy volume warrant criteria provided in the MUTCD for Warrants 1 or 2 on opening day. At some point in the future as background traffic grows, these warrants could be fully-satisfied with or without the proposed development traffic.

Several methods to improve alternate modes of transportation to/from the site were discussed. Particularly, improving visibility of the pedestrian crosswalk on Benton Street at Greenwood Drive, along with the existing midblock crossing at the proposed development entrance. Several improvements could be considered in order to improve pedestrian access and overall visibility along Greenwood Drive.

INTRODUCTION

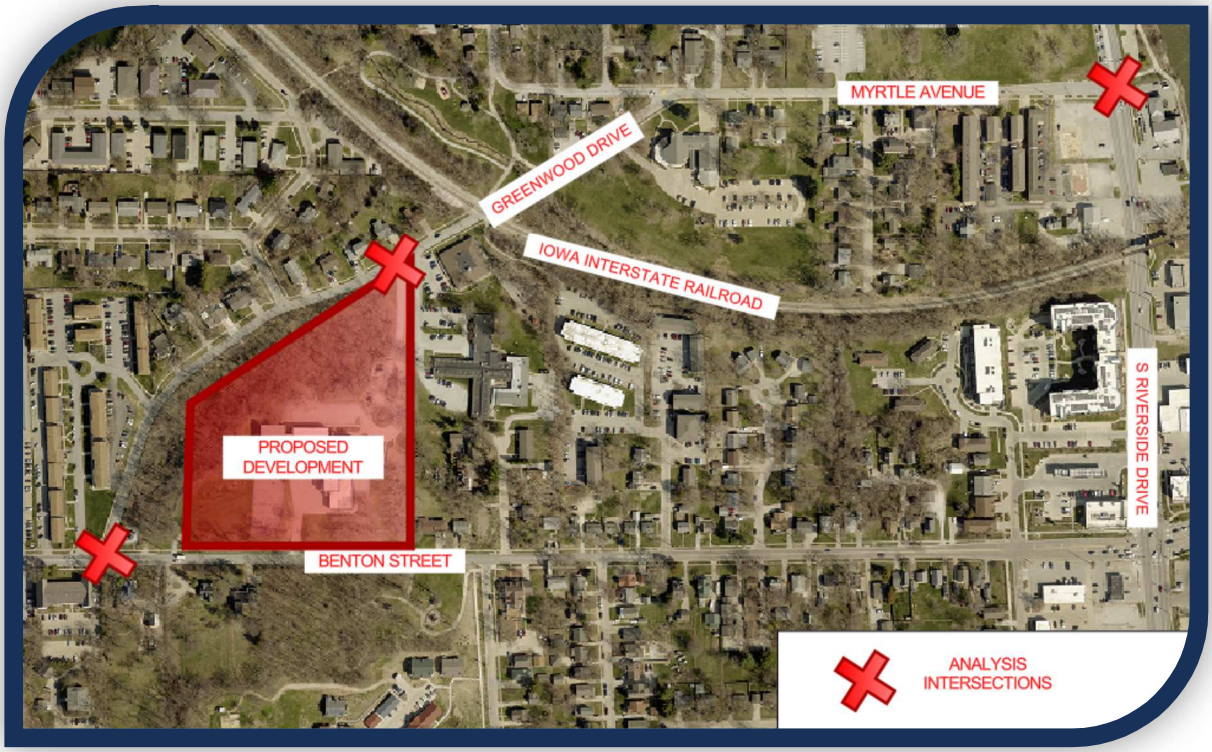
This study is being completed on behalf of MMS Consultants, Inc (the CLIENT), who is contracted on civil design services for TWC Development (the DEVELOPER), to study potential impacts resulting in redevelopment of 611 Greenwood Drive. The property is midway along Greenwood Drive between Myrtle Avenue and Benton Street. The developer intends to demolish the existing buildings and replace it with a multi-family low-rise affordable housing development consisting of approximately 187 dwelling units across 4 stories.

STUDY AREA

After consulting with MPOJC and the CLIENT, the study area limits were determined and are shown in Figure 1 below. The three study intersections include:

- Greenwood Drive and West Benton Street
- Greenwood Drive and Proposed Site Access
- Riverside Drive and Myrtle Ave

Figure 1 - Study Area



EXISTING NO-BUILD CONDITIONS (2026)

EXISTING LAND USE

The existing site was previously developed as a school but has been in a state of disuse and vacancy for several years. Therefore, at the time of the study and traffic counts, the development site was not generating traffic.

ZONING

The existing site is currently zoned within the **P1-P2** public categories, which aligns with its former use as a school.

ADJACENT ROADWAY NETWORK

The adjacent roadway network is summarized below in Table 1.

Table 1 - Existing Roadway Network Summary

Existing Roadway Network Characteristics						
Road	Federal Classification	AADT Estimate	Posted Speed MPH	General Lane Configuration	Section Type	Surfacing
Greenwood Dr	Local	2760	25 (Assumed)	Two-Lane	Urban	Asphalt
W Benton St	Collector	9200	25	Two-Lane	Urban	Asphalt
Myrtle Ave	Local	2,490	25	Two-Lane	Urban	Asphalt
Riverside Dr	Principal Arterial	23,200	30	4-Lane	Urban	Asphalt

ADJACENT LAND USE

The areas adjacent to the proposed site are generally residential housing to the west and north. The primary commercial/services land uses are to the south and east of the site. Downtown Iowa City and the University of Iowa are located to the north and east.

Figure 2 - Adjacent Land Uses

CRASH HISTORY AND POTENTIAL FOR CRASH REDUCTION (PCR)

The Iowa Department of Transportation (IDOT) maintains online crash databases known as the Iowa Crash Analysis Tool (ICAT) and Potential for Crash Reduction (PCR). The PCR is a statistical value that compares similarly categorized intersections and roadway stretches throughout the state. A positive PCR value represents an intersection that is performing more poorly than similarly categorized intersections throughout the state. PCR values greater than 0.2 are generally considered "statistically significant" for all crash severities. This significance category includes the worst 2.22% of all paved intersections in the state. A PCR greater than 1.0 is considered "High" and includes only the worst 0.65% of paved intersections in the state for all crash severities.

The safety analysis for the study intersections is summarized in Table 2.

Table 2 - Existing Crash Experience Summary

Iowa DOT ICAT and PCR Database Information Year 2020 - Present												
Primary Route	Crossing Street	Type of Intersection Control	Total Crashes	Fatality	Serious Injury	Minor Injury	Possible or Unknown Injury	Property Damage Only	KABCO PCR	KABCO PCR Category (High, Medium, Negligible)	Statewide Category Ranking (1 = Worst Safety Performance History in Category)	Remarks/Comments
Greenwood Dr	W Benton St	Partial Stop	15	0	0	0	2	13	1.03	High	328/50,690	25% crashes happen at night, 60% of crashes are broadside of SB Left-Turn with EB, 30% crashes from following too close
Greenwood Dr	Private Access	Partial Stop	1	0	0	1	0	0	NA	Negligible	NA	Pedestrian involved crash
Riverside Dr	Myrtle Ave	All-Way Intersection Stop	16	0	0	1	4	11	1.99	High	85/50,690	60% of crashes occurred in 2024 (building construction in 2024), 40% resulted in SB rear-ends and following too close

Greenwood Drive at W Benton Street

This intersection exhibits a statistically significant PCR value. Of the 15 crashes experienced since 2020, over 1/3 involved collisions between southbound and eastbound traffic. About the same amount involved rear-end crashes for westbound traffic.

The exact method for recording vehicle directions and origins cannot be determined directly from the ICAT turning movement map. One potential cause for this overrepresented pattern may be due to the close intersection spacing between Carriage Hill and Greenwood, creating a potential for overlapping left turns onto Benton Street as shown in Figure 3. Based on the arrows in the figure, it seems reasonable that these intersecting paths could be reported as shown in the ICAT diagram attached in the **Appendix** between a southbound vehicle and "eastbound" vehicle.

Figure 3 - Benton Intersection Overlapping Lefts

The unusual geometry is typically not considered best practice by current design standards. One countermeasure that may be considered to alleviate potential issues could be reducing the Carriage Hill driveway width and configuring this private roadway to be an entrance only. The existing parking arrangement on Carriage Hill appears to lend itself well to a potential one-way reconfiguration as shown in Figure 4.

Figure 4 - Carriage Hill Parking

Another potential cause for this type of crash could be the existing sight lines between eastbound vehicles and southbound vehicles, particularly on Greenwood Drive. There is a significant number of obstructions between these two approaches. A few of the notable obstructions include 2 utility poles, a bus stop shelter, stop sign and other sign assemblies, gas marker, and guy wires.

Figure 5 shows the firsthand views for these movements. The additional visual stimuli combined with the existing pedestrian crossing requires a longer time for drivers to perceive and react to potential collisions. With many inputs, decision making becomes much more difficult and time consuming. Despite having the right-of-way, eastbound traffic may not be able to effectively perceive an errant southbound vehicle in time to take corrective action.

Figure 5 – Benton Intersection Sight Lines

Removal of obstructions within intersection sight lines is always recommended. In this instance, the bus stop could potentially be relocated away from the intersection to the north, and the city could work with the utility company to either shift or relocate existing utility poles out of the sight lines (several of the utility poles appear to also be within the current preferred setback distance provided in *SUDAS* and *AASHTO Roadside Design* standards as well).

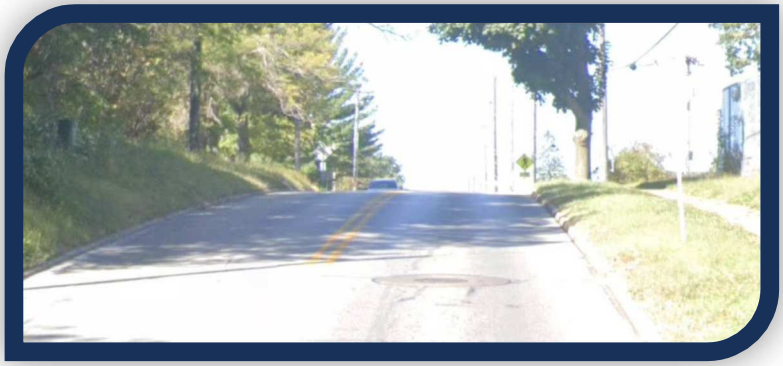
The existing crash data also show that nearly 1/3 of the crashes occurred during nighttime hours. The intersection has two luminaires in the general vicinity. Improving street lighting and uniformity within an intersection has been shown to generally reduce crashes per several studies published on USDOT's *Crash Modification Factors Clearinghouse* website[1]. Some studies have found that installing new or improving existing lighting reduces crashes between 15%-25%.

An additional pattern evident at this intersection is unidirectional rear-end collisions, particularly on the westbound approach. One potential reason why this manner of collision may be overrepresented may be a combination of sight distance, pedestrian presence, and inadequate advanced warning of the hidden intersection and pedestrian crossing at Greenwood Drive.

[1] https://cmfclearinghouse.fhwa.dot.gov/

Westbound Benton Street traffic must traverse a vertical curve on approach to the intersection with Greenwood Drive. The existing Greenwood/Carriage Hill intersection and uncontrolled pedestrian midblock crossing are completely obscured from view until about 200' in advance of the intersection based on available streetview and site visit observations.

Figure 6 - Benton Intersection WB Vertical Curve

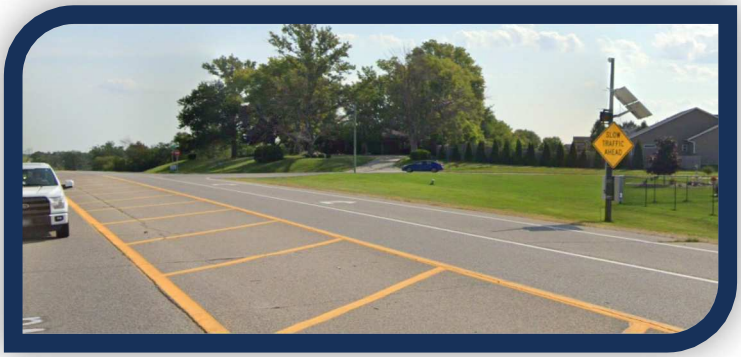


For a posted speed of 25mph, the 85th percentile speed is typically measured and estimated between 30mph-35mph. Given these speeds, the stopping sight distance for Benton Street should be between 200'-250' in advance of the Greenwood Drive intersection. This limited sight distance may create situations where westbound vehicles may need to rapidly break for traffic entering from Greenwood/Carriage Hill, or a quick deceleration to yield near the intersection for pedestrians in the crosswalk. In the figure above, the crosswalk is beyond the line of sight for westbound traffic.

Figure 6 shows a view several feet above a typical driver's eye. From about 220 feet away, the crosswalk cannot be seen, nor any pedestrians in the street. In fact, an oncoming vehicle which is at Greenwood Drive is only just becoming visible to westbound traffic.

Traffic counts outside of the academic year by the CLIENT showed over 10-20 pedestrians using crosswalks within the Greenwood/Carriage Hill intersection each hour. During school, its reasonable to assume this number would be even larger. The prevalent pedestrian presence here increases exposure to potential speed differentials and collisions at this location.

Figure 7 - Advanced Warning Flasher Systems



Due to the vertical curve, additional advanced warning could help prevent instances of hard breaking, speed differentials, and rear-end crashes. Several entities have found success installing active crossing devices such as a Rectangular-Rapid-Flashing-Beacon (RRFB) and interconnected speed/queue detection systems. Pictured in Figure 7 is a typical interconnected advanced flasher (Cedar Rapids), and a slow vehicle detection system (US 151 in Fairfax, IA). These types of advanced warning systems could be beneficial for westbound traffic in warning of either slow vehicles or interconnected with pedestrian crossing devices such as an RRFB.

Greenwood Drive @ Site Development Entrance

Near the proposed site entrance, there has been one crash since 2020. It involved a pedestrian and suspected minor injury. The incident occurred during apparently normal daylight conditions. Therefore, it does not appear that there is a correctable incident pattern at this location.

Riverside Drive @ Myrtle Avenue

This intersection contains the highest overall PCR value of the study intersections. The primary cause of crashes at this location since 2020 have been rear-end crashes caused by "following too close". Of the 16 collisions, 11 have been this type. Out of the 11 rear-end collisions, 8 have occurred in the southbound direction. 9 crashes listed speed as one of the primary causes of the collision.

It was noted that there is not currently a dedicated southbound right auxiliary lane at this signal. Southbound right turns must therefore queue and wait within the Riverside Drive through lane as they yield for pedestrians. Since Riverside Drive is a primary arterial with high-volume, each instance of yielding in the through lane potentially exposes motorists to speed differentials on the road. Increased exposure to speed differentials comes with increased risk of collision. MPO counts showed that the pedestrian volume on the Myrtle Avenue crosswalk were minimal during the peak hours. No counts were available during the midday hours where rear-end collisions have been most prominent.

Another observation for the overrepresented southbound rear-ends is related to time-of-day and environmental factors. The ICAT dashboard shown in Figure 8 shows the time-of-day distribution for rear end collisions at this intersection. 6 of the 8 southbound rear-end collisions generally occurred between the hours of 11am and 2pm. This collision window coincides with the time of day that the sun is typically aligned directly behind the southbound signal assembly.

Figure 8 - ICAT Rear-End Collision Time-of-Day

As shown in the figure, it would appear that during midday, the sun can tend to backlight the Myrtle signal. Since the signal creates the potential for speed differentials (as the signal changes from green to yellow and red especially), increasing signal visibility can be one of the most effective safety countermeasures. In this instance, providing reflective tape for the backplates may improve night visibility. For daytime, potentially adding additional supplemental indications on the vertical pole and potentially the near-side could improve visibility. These supplemental indications would provide additional sight angle perhaps out of the sun's path and potentially limit instances where indications may be obscured by a vehicle in front (particularly larger vehicles like trucks and buses).

The majority of speed-related crashes occurred in 2024 (5 of 9) which is around the same time that the new development was being constructed at this intersection. The remainder of the years saw 1 speed-related crash each. Therefore, the intersection should be monitored for speed-related collisions moving forward to determine if temporary conditions from the development possibly contributed to the 2024 spike, or if something has permanently changed to create a new pattern of speed-related collisions.

EXISTING TRAFFIC PARAMETERS AND DATA

Counts were observed by MPOJC at the following location in 2021 while University of Iowa was in session:

- Riverside Drive @ Myrtle Avenue

Counts were observed by MPOJC at the following location in 2019 while University of Iowa was in session:

- Benton Street @ Greenwood Drive/Carriage Hill

Counts were observed by the CLIENT in May 2025 at the following locations:

- Benton Street @ Greenwood Drive/Carriage Hill
- Greenwood Drive @ Proposed Development Entrance (Briarwood Heath Center)

Counts were observed by third-party Shive Hattery in September 2020 at the following location:

- S Riverside Drive @ Myrtle Avenue

The most recent CLIENT counts were completed after the conclusion of the University of Iowa academic calendar which ends in the first week of May. Therefore, traffic conditions (particularly in areas on or adjacent to campus) when counts were observed may differ from the typical peak hour conditions when the University of Iowa is in session.

MPOJC also provided a traffic impact study for an off-site development located in the southwest corner of Myrtle Avenue and Riverside Drive. The counts for this study were completed during the COVID Pandemic where many public studies have shown a significant reduction in overall traffic nationwide. Iowa DOT AADT and turning movement data along Riverside from Benton Street to Highway 6 was also available in 2014 and 2018.

The various sources of input data and associated parameters are summarized in the table below:

Table 3 - Input Data Summary

Source of Input Data							
Source	CLIENT (MMS) Counts	Anderson-Bogert Riverside/Hwy 6 Study	Anderson-Bogert/MPOJC Riverside Corridor Timing	Riverside Development TIS	MPOJC Counts (***most likely after PM peak hour)	Iowa DOT Turning Movements (**Published 60-min intervals on the hour)	Iowa DOT AADT
Date	May 2025	Jan 2025	July 2021	November 2020	October 2019	2014, 2018	
Counts - Riverside @ Benton			x			x	2023
Counts - Riverside @ Highway 6		x				x	2023
Counts - Riverside @ Myrtle			x	x			2023
Counts - Benton @ Greenwood	x				x		2022
Counts - Greenwood @ Development	x						2022
AM Peak Hour	7:15-8:15a		7:30-8:30a	7:15-8:15a		7:00-8:00a, 7:30-8:30 (estimated)	
AM PHF:	0.86		0.87	0.83-0.86			
PM Peak Hour	4:30-5:30p	4:15-5:15p	4:30-5:30p	4:15-5:15p	After 5:30pm	5:00-6:00p, 4:00-5:00p	
PM PHF:	0.92	0.95	0.95	0.89-0.95			
Background Myrtle Annual Growth				0.76%			
Background Riverside AnnualGrowth		1%		0.94%			

From these sources, the following existing traffic parameters were determined for the study area:

AM Peak:

7:15a-8:15a
PHF: 0.86
% Trucks: 1% (No 2025 Data – Assumed from Shive Hattery and MPOJC Counts at Myrtle Signal Approach)

PM Peak:

4:30p-5:30p
PHF: 0.95
% Trucks: 1% (No 2025 Data – Assumed from Shive Hattery and MPOJC Counts @ Myrtle Signal Approach)

Background Growth Rate:

1%

The previous data source table demonstrates that none of the three study intersections have true comparable data for counts during and outside of school. Therefore, adjusting the most recent CLIENT provided counts at the Benton Street and development entrance intersections must be assumed.

A previous study by Anderson Bogert located at the intersection of Highway 6, Riverside Drive, and Highway 1 in January 2025 considered similar issues. However, better direct counts were available for times during the academic year, as well as during breaks. The following is a ***direct*** excerpt from this study:

> *"The mainline traffic* [volumes collected in January 2025 during academic break were] *compared at the two ends of Sturgis Corner Drive with the volumes collected during "normal" traffic operations by MPOJC in October* [of 2024]. *These results are shown in the table below. At both locations, one direction of travel was higher during the Anderson-Bogert counts. This is contrary to what might be expected when a major generator* [such as the University of Iowa] *is not fully operational while counting.*

Table 4 - Previous Study Count Comparison

Anderson-Bogert Count Comparison					
Roadway	Approach @ Sturgis Corner Drive	Anderson-Bogert Approach Total	MPOJC Approach Total	Difference	Ratio
Riverside Drive	Northbound	765	880	-115	0.87
Riverside Drive	Southbound	1173	1087	86	1.08
Highway 6	Eastbound	1392	1175	217	1.18
Highway 6	Westbound	1297	1368	-71	0.95

> *Since the signalized intersection counts were collected during an ideal time, they will be kept constant while the Sturgis Corner Drive counts are adjusted. At the south end of Sturgis Corner Drive, the eastbound movements were reduced and westbound increased in order to balance. At the north end, the northbound movements increased and the southbound decreased. Since the largest discrepancy was 87% between the MPOJC and Anderson-Bogert counts, all movements to/from Sturgis Corner Drive were increased by a minimum of 15% during the balancing…*
>
> *IDOT has counted this intersection* [at Riverside Drive and Highway 6] *about every 4 years since 2010, including 2010, 2014, and 2018. In 2014, the DOT counted outside of the University of Iowa academic calendar. Therefore, from 2010 – 2018 the intersection saw about 1% annualized growth during this period. Therefore, it's estimated that the background growth rate for the study location is about 1%.*
>
> *Assuming this growth rate, the 2010 DOT counts were brought forward to 2014, estimating about 45,300 as the total daily entering AADT for the signalized intersection of Highway 6 and Highway 1. The DOT annualized counts in 2014 were completed in July (outside of the university's standard academic semester) and was only about 41,500. This is about **8.5% less** than predicted utilizing an average growth rate between 2010 to 2018. Therefore, the assumption to balance movements to the signalized intersection counts of MPOJC and ensure all movements to/from Sturgis Corner Drive are inflated by 15% seems adequate for analysis purposes."*

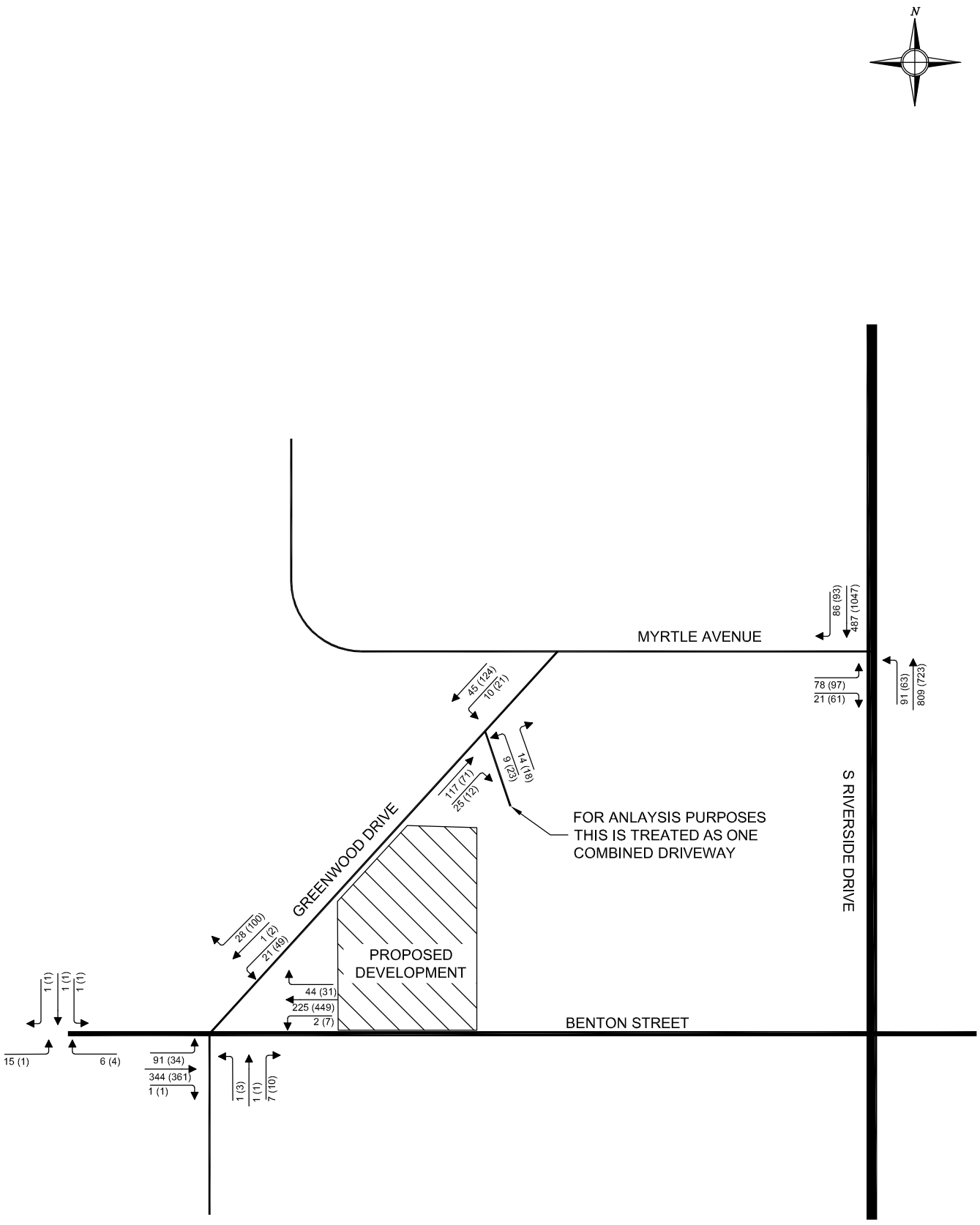
The comparative study found that counts along Riverside Drive (a primary arterial through the heart of the University of Iowa Campus) during a school break were as much as 15% lower in one direction, but 8% higher in the opposite direction. This suggests that while the University of Iowa is a major generator, the majority of traffic along Riverside Drive comes from vehicles unaffiliated by the University, or generally unaffected by the academic school term.

The impact of counting outside the academic calendar likely provides a more substantial impact on Greenwood Drive compared with Benton Street. This is primarily due to Benton Street's collector geometry, serving significant pass-through traffic. This is in comparison to Greenwood Drive which is primarily an unconnected local street. As

a conservative assumption, the 2025 counts observed by the CLIENT along Greenwood Drive were inflated by 15%. As a collector road, a similar pattern on Benton Street can be reasonably assumed compared to the results seen along Riverside Drive in January of 2025. Since one direction of counts was lower outside of school, while the other was higher, inflating all Benton Street counts arbitrarily by 15% may result in an excessively conservative analysis. Therefore, a lower inflation rate on the order of 6-7% seems more appropriate.

Of the two sources of count data available on Myrtle Avenue at Riverside Drive, the Shive Hattery data was taken during the COVID pandemic and may be unreliable. Therefore, the 2021 MPOJC counts for this intersection were utilized and brought forward by the assumed growth rate to 2025. Additional trips generated by the Shive-Hattery study were then added to the intersection.

The other two intersections along Greenwood Drive utilized the CLIENT's recent counts from May 2025, with Greenwood Drive counts inflated by 15% and Benton Street counts inflated by 6.5%. The resulting existing/opening day no-build analysis volumes are shown in Figure 9.



DRAWN BY: JMS APPROVED BY: DATE: JUNE 2025	ANDERSON BOGERT	FIGURE 9 ADJUSTED EXISTING/OPENING DAY ANALYSIS VOLUMES AM(PM)

OPENING DAY CONDITIONS (2025)

DESCRIPTION OF DEVELOPMENT

The proposed development (DEVELOPMENT) is located at 611 Green Drive, Iowa City, IA 52246. The CLIENT generally described the facility as an affordable multi-family residential facility. It will consist of 187 total units spread across 4 floors.

The architect's rendering of the proposed facility is shown below in Figure 10.

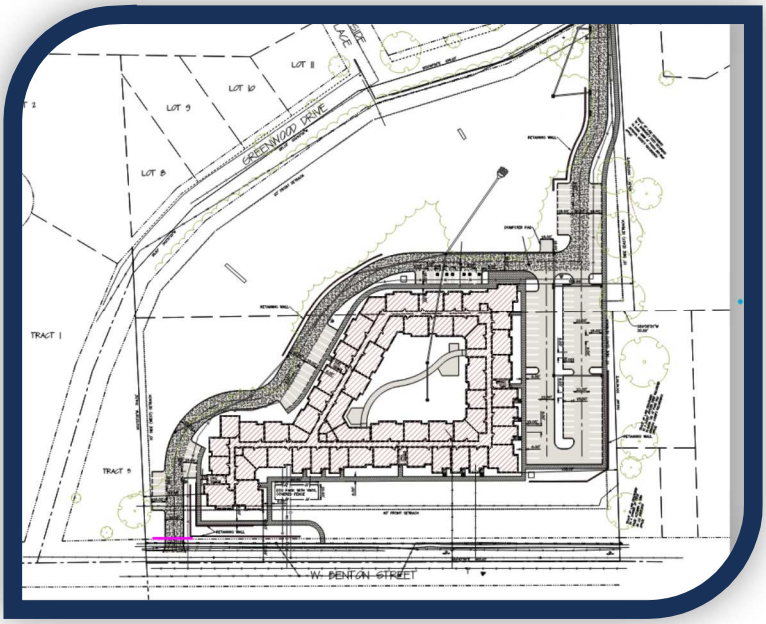
Figure 10 - Development Rendering

The current engineer's site plan is attached below in Figure 11. The CLIENT indicated the primary site access is to Greenwood Drive. The access to Benton Street may or may not be eliminated from the design. If it is to remain, the access will be gated and used for emergency vehicles only (gate shown in PINK).

BUILD-OUT SCHEDULE

The entire development is scheduled to be operational upon opening day (assumed as 2026 for purposes of this study).

Figure 11 - Site Plan



PROPOSED LAND USE AND ZONING

The proposed zoning for this site is OPD-RM-20(MULTI-FAMILY). This is different than the zoning shown on the Johnson County Property Information Viewer at the time of this report (Institutional Public (P2)). According to the Iowa City Zoning Code at the time of this report, the development complies with permitted uses of RM-20 zoning.

Based on the information provided by the CLIENT, the proposed ITE Land Use Code with is the most applicable is **223 – Affordable Housing.** This land use code has a relatively "small sample size" within the ITE data. However, when compared to the next closest land use (Multifamily Mid-Rise), the estimated trips were within about 3%, which is a negligible difference for purposes of this study

DEVELOPMENT TRIP GENERATION

The development characteristics were used to enter the ITE 11th Edition generation chart for land use 221. The estimated site trip distribution is summarized below:

Table 5 - Site Trip Distribution

Estimated Site Trip Generation, ITE 11th Edition Greenwood Drive Affordable Housing							
				AM Peak Hour		PM Peak Hour	
				IN	OUT	IN	OUT
Land Use Description	Code	Unit of Measure	Quantity	Peak of Adjacent Streets, 7 - 9		Peak of Adjacent Streets, 4 - 6	
Affordable Housing	223	Dwelling Units	187	25	61	48	34
Full-Build				**25**	**61**	**48**	**34**
Peak Hour Trips				**86**		**82**	
Total Weekday Trips				**837**			

ADJACENT OFF-SITE DEVELOPMENT AND IMPROVEMENTS

At the time of this report, a new development was being constructed off-site at 525 S Riverside Drive. Not yet fully operational at the time of counting, vehicles from this local generator require adjustment of the counts acquired by the CLIENT. The off-site property is located in the SW corner of the signalized intersection on Riverside Drive at Myrtle Avenue. MPOJC provided the traffic impact study for this site. According to the report, the off-site development was anticipated to generate 133 trips during the AM peak, and 179 trips during the PM peak after internal capture reductions.

Only about 3% of the off-site development traffic was estimated to utilize Greenwood Drive (less than 5 vehicles total in each peak hour). Therefore, for the study intersections on Greenwood Drive, the impact of the off-site development were assumed to be negligible.

The off-site development is likely to impact the Myrtle signal which is analyzed in this report. The off-site development's impact on this intersection was discussed in the existing conditions section and is accordingly accounted for in the "existing background traffic".

DEVELOPMENT TRIP DISTRIBUTION AND ASSIGNMENT

The CLIENT provided that this affordable housing complex was not necessarily targeting college students as primary tenants. These types of tenants are generally more likely to utilize alternative modes of transportation to/from activities on campus than a personal car. Students would be largely attracted to the university campus which is located northeast of the site.

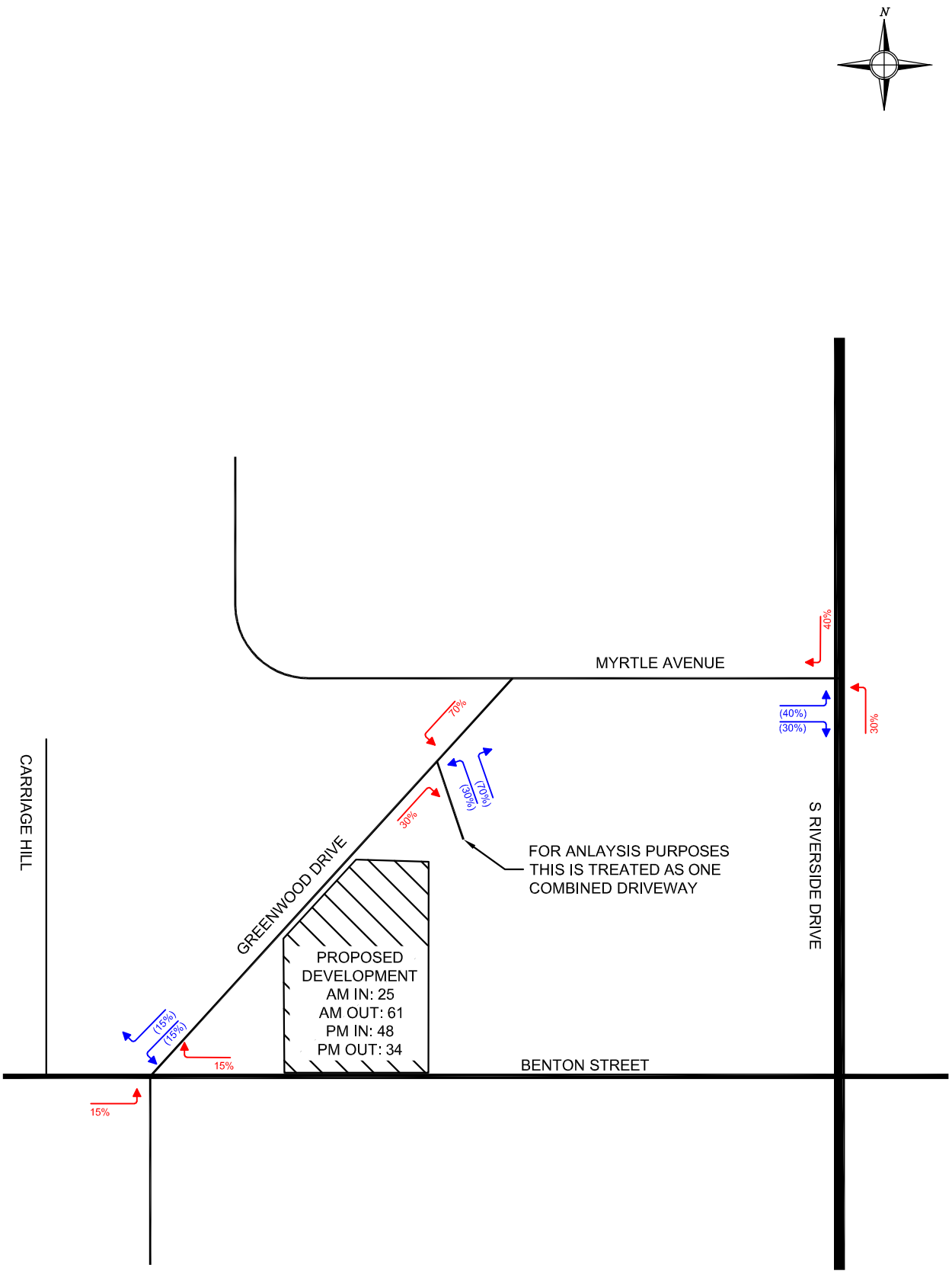
The typical tenants for this site are likely distributed in accordance with the general commercial density distribution surrounding this site. Tenants most likely travel to and from jobs at commercial entities or are traveling to/from commercial retail/service sites.

According to currently published Iowa City Laborshed Data[2], about 53% of Iowa City's workforce lives within the city, and about 79% of the workforce lives within 24 miles. The average employee in the Iowa City laborshed travels about 17 minutes or less to work. Therefore, the majority of site users will likely be destined to stay within the Iowa City municipal area.

From the site, the closest commercial services (grocery stores, eating establishments, etc) are located to the south and east of the site. The primary areas of commercial and professional employment (including University of Iowa, and general downtown area) are located northeasterly of the site. Therefore, its expected that the majority of site users will likely be attracted to Riverside Drive as the primary means of accessing the site.

The assumed trip distribution, assignment, and opening day full-build analysis volumes are shown in the following figures.

[2] https://iwd-lmi.maps.arcgis.com/apps/MapSeries/index.html?appid=96b4ef5da19045578ce80eadfbf5827f



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DATE: JUNE 2025

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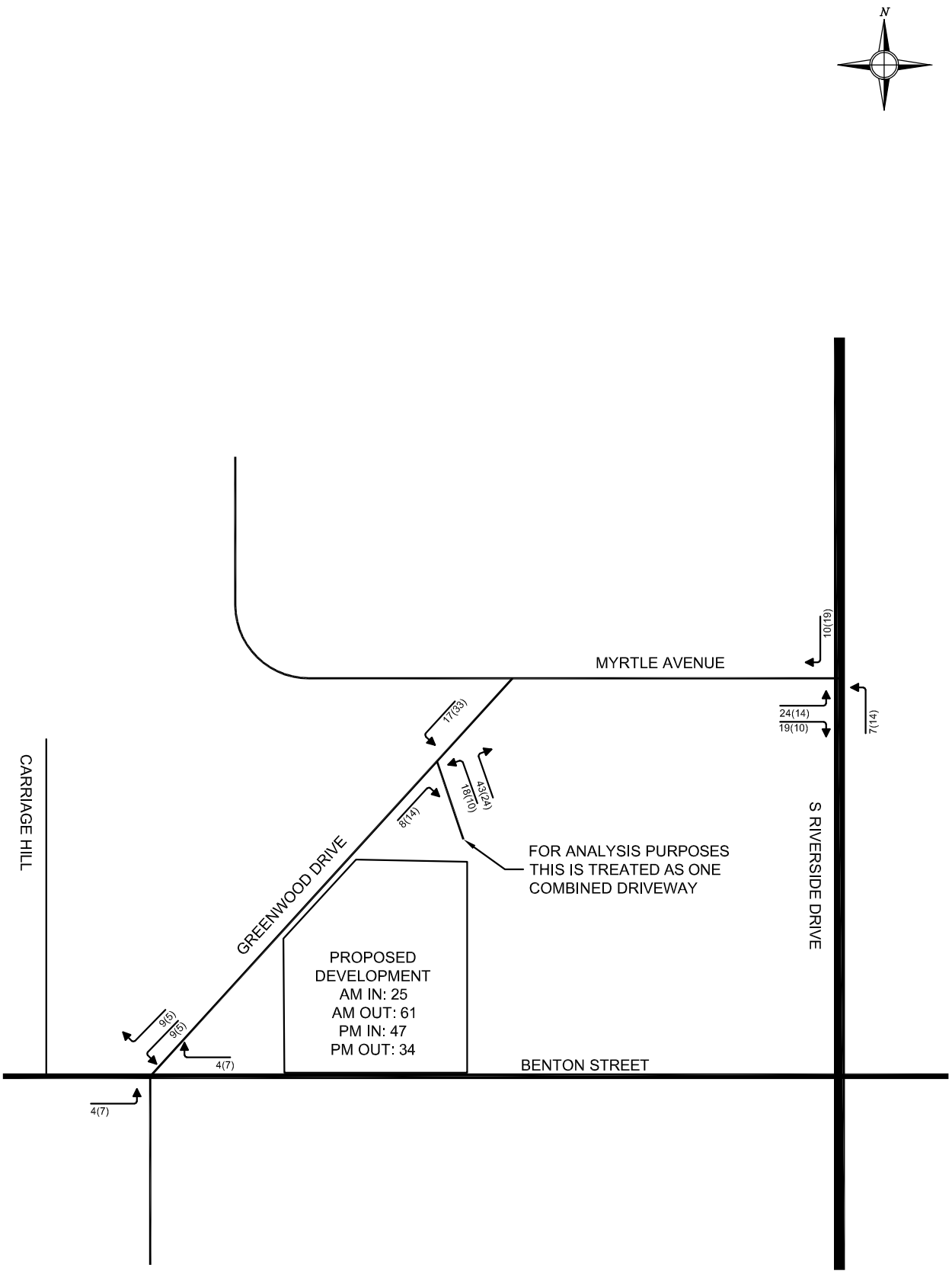
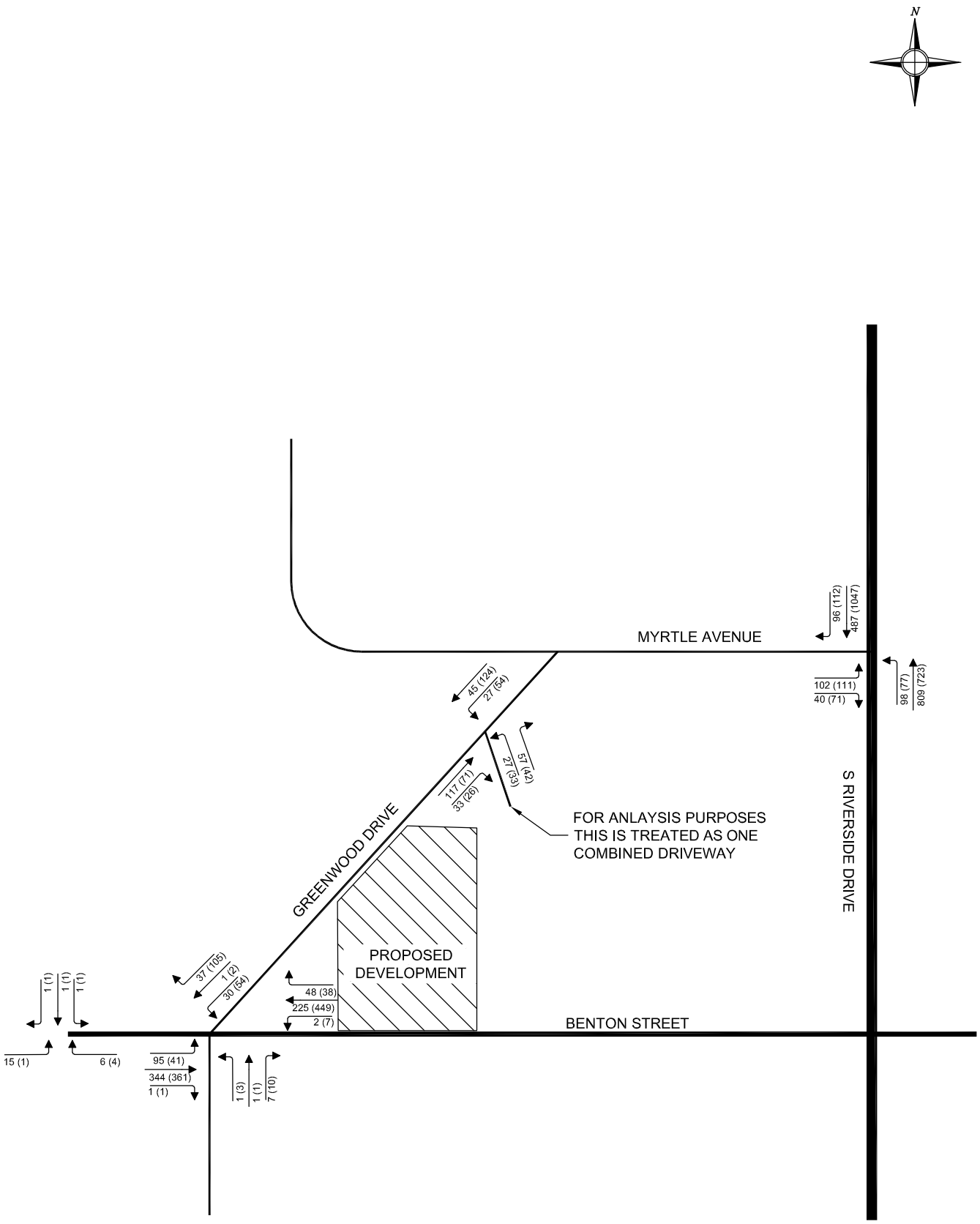
FIGURE 12
TRIP DISTRIBUTION
TRIPS IN (TRIPS OUT)



DRAWN BY: JMS APPROVED BY: DATE: JUNE 2025	ANDERSON BOGERT	FIGURE 13 TRIP ASSIGNMENT AM (PM)



DRAWN BY: JMS APPROVED BY: DATE: JUNE 2025	ANDERSON BOGERT	FIGURE 14 OPENING DAY FULL-BUILD VOLUMES AM(PM)

FUTURE CONDITIONS (2045)

BUILD-OUT SCHEDULE

The entire site will be constructed by opening day. Therefore, the development has the same generation potential on opening day compared with the future scenario.

ADJACENT OFF-SITE IMPROVEMENT AND DEVELOPMENT

At the time of this study, no pending off-site developments in the immediate vicinity of the study area were brought to the attention of Anderson-Bogert. Since the majority of adjacent properties are already developed, it is assumed that the adjacent network will continue to operate comparably with opening day. For purposes of this analysis, no other external future development or roadway network factors were assumed to impact the study area.

To obtain future analysis volumes, the existing no-build volumes were inflated by the assumed background growth rate over 20 years. The development's estimated trips were then added to the network in order to obtain the future no-build/full-build analysis volumes shown in Figure 15 and Figure 16, respectively.

CAPACITY ANALYSIS

The current general method to analyze intersections for capacity is to utilize methods of the *Highway Capacity Manual (HCM).* The two intersections with partial stop control can be analyzed using this method. The signal located on Riverside Drive at Myrtle Avenue contains a ped hold phase (phase 4) and therefore cannot be analyzed with the HCM methodology. Therefore, Synchro methodology was used instead assuming uncoordinated operation (as of the previous MPOJC project the signal had not yet been connect to the coordination corridor and does not appear to be running signal timings generated with the previous project based on data provided by MPOJC for this study).

The general definitions for Level-of-Service are summarized in the table to the right. LOS A generally represents "free-flow" conditions whereas LOS represents a complete breakdown in flow.

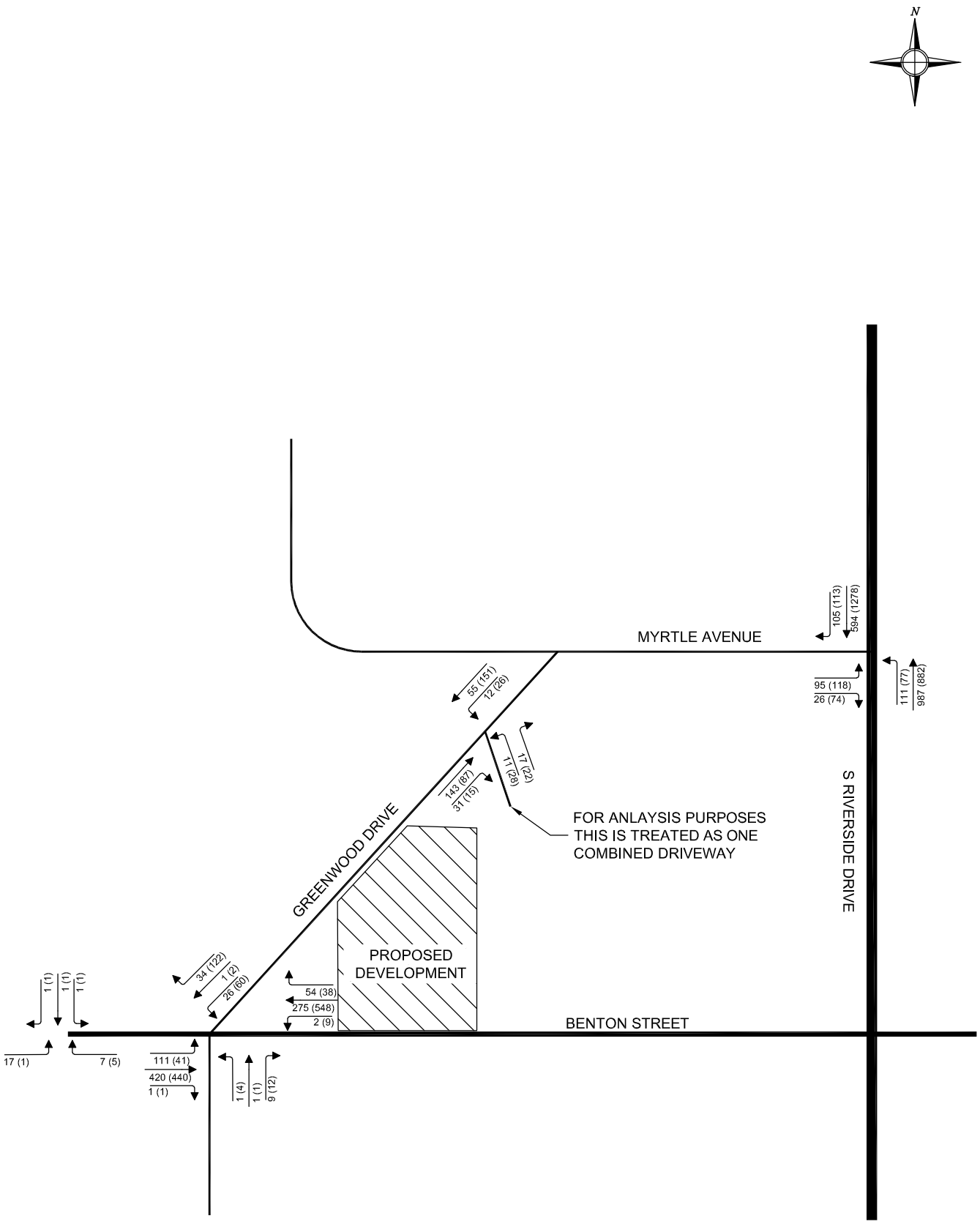
At the time of this report, Iowa SUDAS generally suggests LOS "C" as preferred for intersections overall, with LOS D preferred for individual movements. LOS D for the intersection and LOS E for individual movements are considered "acceptable" in the design year.

The capacity analysis for all scenarios and study intersections are summarized in the tables below.

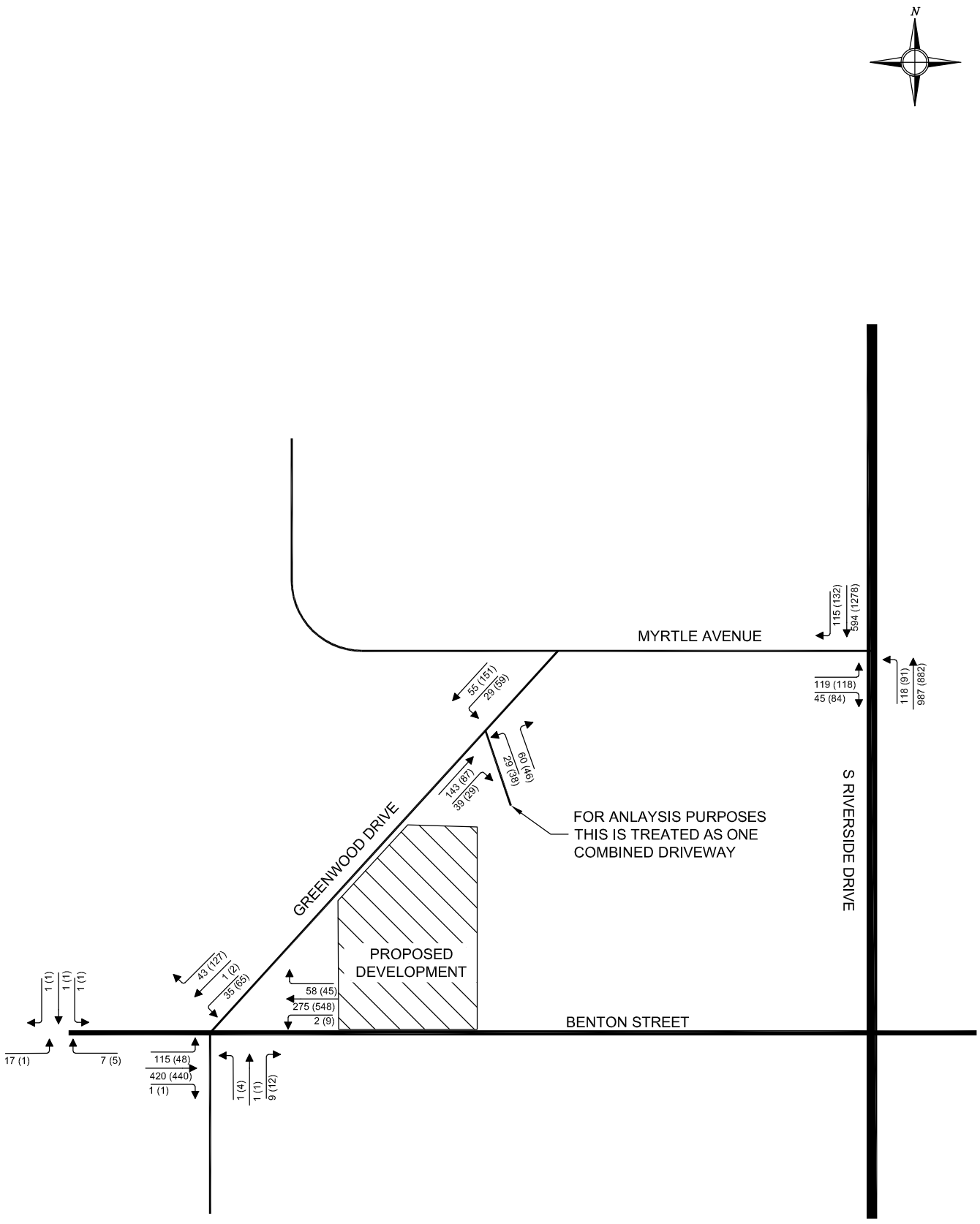
Table 6 - LOS Definitions

Highway Capacity Manual 7th Edition Unsignalized TWSC and AWSC Level-of-Service Criteria		
Control Delay (s/veh)	LOS by Volume-to-Capacity Ratio	
	v/c <= 1.0	v/c > 1.0
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

Highway Capacity Manual 7th Edition Signalized Level-of-Service Criteria		
Control Delay (s/veh)	LOS by Volume-to-Capacity Ratio	
	v/c <= 1.0	v/c > 1.0
0-10	A	F
>10-20	B	F
>20-35	C	F
>35-55	D	F
>55-80	E	F
>80	F	F



DRAWN BY: JMS APPROVED BY: DATE: JUNE 2025	ANDERSON BOGERT	FIGURE 15 FUTURE NO-BUILD ANALYSIS VOLUMES AM(PM)



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DATE: JUNE 2025

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FIGURE 16
FUTURE FULL-BUILD
ANALYSIS VOLUMES AM(PM)

BENTON STREET AT GREENWOOD DRIVE

Table 7 - Benton Street At Greenwood Drive Capacity Analysis

HCM 7th Edition TWSC Analysis 1. Benton Street At Greenwood Drive																
		AM Peak														
		Opening Day No-Build				Opening Day Full-Build				Future No-Build				Future Full-Build			
Approach	Lanes	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS
Eastbound																	
Left	-	91	8.2	25	A	95	8.2	25	A	111	8.5	25	A	115	8.5	25	A
Through	1	344	0	0	A	344	0	0	A	420	0	0	A	420	0	0	A
Right	-	1	-	0	-	1	-	0	-	1	-	0	-	1	-	0	-
Westbound																	
Left	-	2	8.1	0	A	2	8.1	0	A	2	8.4	0	A	2	8.4	0	A
Through	1	225	0	0	A	225	0	0	A	275	0	0	A	275	0	0	A
Right	-	44	-	0	-	48	-	0	-	54	-	0	-	58	-	0	-
Northbound																	
Left	-	1				1				1				1			
Through	1	1	12.9	25	B	1	13	25	B	1	14.4	25	B	1	14.5	25	B
Right	-	7				7				9				9			
Southbound																	
Left	-	21				30				26				35			
Through	1	1	16.4	25	C	1	17.7	25	C	1	22.3	25	C	1	25.3	50	D
Right	-	28				37				34				43			
Intersection		**2.2**				**2.7**				**2.7**				**3.3**			

HCM 7th Edition TWSC Analysis 1. Benton Street At Greenwood Drive																
		PM Peak														
		Opening Day No-Build				Opening Day Full-Build				Future No-Build				Future Full-Build			
Approach	Lanes	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS
Eastbound																	
Left	-	34	8.6	25	A	41	8.6	25	A	41	9	25	A	48	9	25	A
Through	1	361	0	0	A	361	0	0	A	440	0	0	A	440	0	0	A
Right	-	1	-	0	-	1	-	0	-	1	-	0	-	1	-	0	-
Westbound																	
Left	-	7	8.1	0	A	7	8.1	0	A	9	8.4	0	A	9	8.4	0	A
Through	1	449	0	0	A	449	0	0	A	548	0	0	A	548	0	0	A
Right	-	31	-	0	-	38	-	0	-	38	-	0	-	45	-	0	-
Northbound																	
Left	-	3				3				4				4			
Through	1	1	14.5	25	B	1	14.8	25	B	1	18.5	25	C	1	19	25	C
Right	-	10				10				12				12			
Southbound																	
Left	-	49				54				60				65			
Through	1	2	21.8	75	C	2	23.8	75	C	2	41.6	125	E	2	49.6	150	E
Right	-	100				105				122				127			
Intersection		**3.7**				**4.2**				**6.6**				**8**			

No-Build

Under opening day conditions, the intersection currently operates with acceptable LOS. All movements operate at LOS C or better. The southbound movement is the most critical, at LOS C. According to the HCM methodology, the expected southbound queue is usually less than one vehicle.

The future no-build scenario sees the LOS for the southbound approach degrade to LOS E. This is primarily due to the background traffic growth assumption along Benton Street. With nearly 1,000 combined EB/WB vehicles during the PM peak, southbound traffic may have difficulty entering Benton Street due to the heavy EB/WB traffic. The longest expected queue may exceed 5 vehicles.

Full-Build

The intersection generally continues to operate comparably with the no-build scenario. The intersection's performance will be primarily driven by the background traffic already using the intersection.

GREENWOOD DRIVE AT DEVELOPMENT ENTRANCE

Table 8 - Greenwood Drive At Development Entrance Capacity Analysis

HCM 7th Edition TWSC Analysis 2. Greenwood Drive At Development																
		AM Peak														
		Opening Day No-Build				Opening Day Full-Build				Future No-Build				Future Full-Build			
Approach	Lanes	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS
Eastbound																	
Left																	
Through	1	117	-	0	-	117	-	0	-	143	-	0	-	143	-	0	-
Right	-	25	-	0	-	33	-	0	-	31	-	0	-	39	-	0	-
Westbound																	
Left	-	10	7.6	0	A	27	7.7	25	A	12	7.7	0	A	29	7.7	25	A
Through	1	45	0	0	A	45	0	0	A	55	0	0	A	55	0	0	A
Right																	
Northbound																	
Left	-	9				27				11				29			
Through	1	0	9.6	25	A	0	10.1	25	B	0	9.9	25	A	0	10.5	25	B
Right	-	14				57				17				60			
Southbound																	
Left		0				0				0				0			
Through		0	0	0	A	0	0	0	A	0	0	0	A	0	0	0	A
Right		0				0				0				0			
Intersection			**1.3**				**3.5**				**1.4**				**3.3**		

HCM 7th Edition TWSC Analysis 2. Greenwood Drive At Development																
		PM Peak														
		Opening Day No-Build				Opening Day Full-Build				Future No-Build				Future Full-Build			
Approach	Lanes	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS
Eastbound																	
Left																	
Through	1	71	-	0	-	71	-	0	-	87	-	0	-	87	-	0	-
Right	-	12	-	0	-	26	-	0	-	15	-	0	-	29	-	0	-
Westbound																	
Left	-	21	7.5	0	A	54	7.5	25	A	26	7.5	25	A	59	7.6	25	A
Through	1	124	0	0	A	124	0	0	A	151	0	0	A	151	0	0	A
Right																	
Northbound																	
Left	-	23				33				28				38			
Through	1	0	9.9	25	A	0	10.3	25	B	0	10.3	25	B	0	10.9	25	B
Right	-	18				42				22				46			
Southbound																	
Left		0				0				0				0			
Through		0	0	0	A	0	0	0	A	0	0	0	A	0	0	0	A
Right		0				0				0				0			
Intersection			**2.1**				**3.4**				**2.2**				**3.3**		

No-Build and Full-Build

Assuming the two individual site driveways act "as one", the intersection will operate with good LOS during both all scenarios. Neither the background growth nor the proposed development appear to have noticeable impact on the capacity and performance of this intersection.

RIVERSIDE DRIVE AT MYRTLE AVENUE

Table 9 - Riverside Drive At Myrtle Avenue Capacity Analysis

Synchro Signalized Analysis 3. Riverside Drive At Myrtle Avenue																
		AM Peak														
		Opening Day No-Build				Opening Day Full-Build				Future No-Build				Future Full-Build			
Approach	Lanes	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS
Eastbound																	
Left	1	78	19.6	75	B	102	20.4	75	C	95	21	75	C	119	21.9	75	C
Through																	
Right	1	21	9	25	A	40	7.5	25	A	26	8.3	25	A	45	7.2	25	A
Westbound																	
Left																	
Through																	
Right																	
Northbound																	
Left	1	91	5.4	25	A	98	5.9	50	A	111	6.4	50	A	118	7.3	50	A
Through	2	809	4.9	100	A	809	5.2	100	A	987	5.6	125	A	987	6	150	A
Right																	
Southbound																	
Left																	
Through	2	487	10.8	125	B	487	11.2	125	B	594	11.6	150	B	594	13	150	B
Right	-	86				96				105				115			
Intersection			**7.9**		**A**		**8.4**		**A**		**8.7**		**A**		**9.6**		**A**

Synchro Signalized Analysis 3. Riverside Drive At Myrtle Avenue																
		PM Peak														
		Opening Day No-Build				Opening Day Full-Build				Future No-Build				Future Full-Build			
Approach	Lanes	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS	Volume (vph)	Delay (sec/veh)	95%itle Queue, ft	LOS
Eastbound																	
Left	1	97	26.1	100	C	111	27.2	125	C	118	27.5	125	C	132	28.4	125	C
Through																	
Right	1	61	8.9	50	A	71	8.5	50	A	74	8.4	50	A	84	8.3	50	A
Westbound																	
Left																	
Through																	
Right																	
Northbound																	
Left	1	63	12.4	75	B	77	13.3	75	B	77	13.4	75	B	91	15.6	100	B
Through	2	723	9.8	275	A	723	9.8	275	A	882	10.6	325	B	882	11.2	325	B
Right																	
Southbound																	
Left																	
Through	2	1047	19.5	650	B	1047	21.4	675	C	1278	25.8	850	C	1278	36.1	850	D
Right	-	93				112				113				132			
Intersection			**15.9**		**B**		**17.1**		**B**		**19.7**		**B**		**25.6**		**C**

No-Build

This intersection operates with good LOS B or better for both no-build scenarios. For all no-build scenarios, the intersection operates with LOS B or better. The most critical movements are eastbound and southbound. Both operate with good LOS C or better for both time horizons.

Full-Build

The proposed development will likely not have a noticeable impact on individual movement delay for the opening day scenario. The analysis suggests that all movement delays change by less than around 2 seconds per vehicle. In the PM future full-build scenario, delay appears to increase by nearly 10 seconds per vehicle but still operates with acceptable LOS D. This increase is likely due to the overall coordination corridor parameters of the Synchro model. Anderson-Bogert's previous Riverside Drive model was utilized and included the entire coordination corridor. The Synchro delay methodology is more sensitive to neighboring intersection parameters than the HCM methodology. This likely accounts for the majority of the apparent delay increase.

WARRANT ANALYSIS

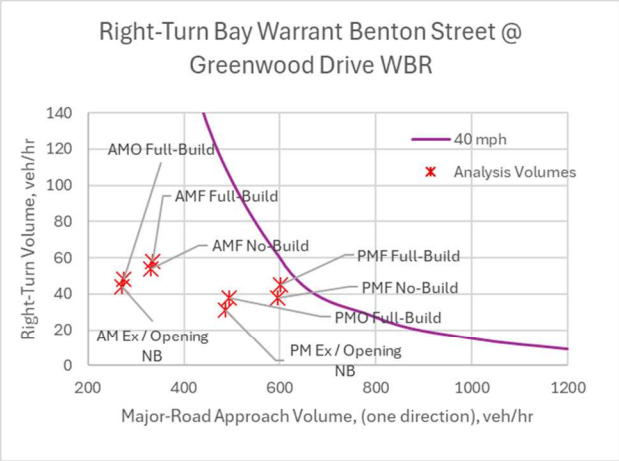
AUXILIARY LANES

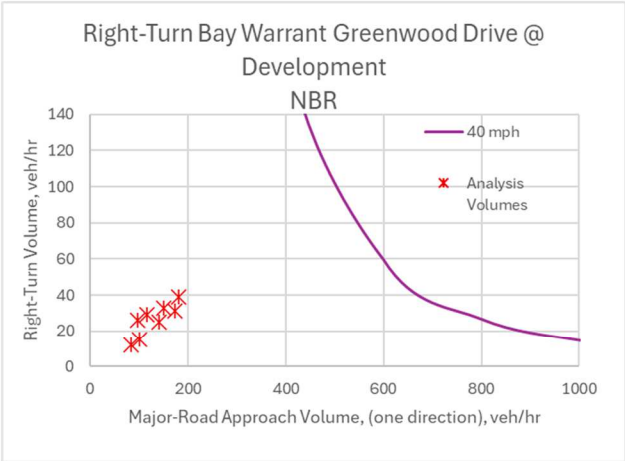
At the time of this report, Iowa SUDAS design standards specify current guidelines for evaluating potential uncontrolled auxiliary lane warrants. The guidance currently references NCHRP Report 745 (Left Turn Treatments) and NCHRP Report 457 (Right Turn Treatments).

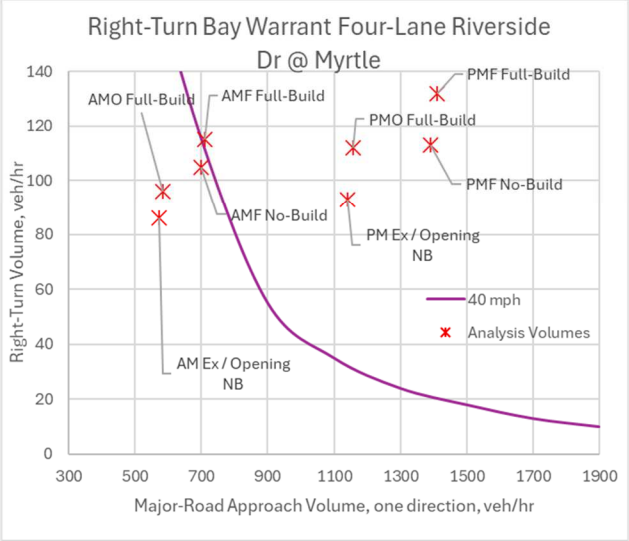
NCHRP 745 warrants are not dependent on speed. NCHRP Report 457 was originally based upon rural high-speed roads. Therefore, the research presents warrant criteria that changes as the posted/85th percentile speeds change. The lowest relationship criteria curve provided in this report is 40-mph. All roads within the study area most likely have an 85th percentile speed which is at or below 40 mph. Therefore, the warrant criteria presented in Report 457 are not directly applicable to the curves shown in the tables below. Furthermore, the Myrtle Avenue intersection is signalized. Therefore, the uncontrolled approach warrant criteria do not directly apply. However, its worth consideration for periods during green where southbound traffic is free flowing during the peak hour.

The following table shows how the study analysis plots against the closest relevant warrant criteria published in Report 457.

Table 10 - Right Auxiliary Lane Warrant Criteria







Benton Street @ Greenwood Avenue WBR

The table above suggests that the WBR movement from Benton Street to Greenwood Drive does not satisfy warrant criteria even if the 85th percentile speed was 40 mph.

Greenwood Drive @ Development NBR

The table shows that this location is unlikely to satisfy warrant criteria even if the 85th percentile speed was 40 mph on this road.

Riverside Drive @ Myrtle Avenue SBR

This is a signalized approach. Therefore, the warrant criteria is not directly applicable. The need for a turn bay is more typically based on capacity and safety operations. It can be noted from the table that if the southbound traffic was uncontrolled (such as may be the case during extended periods of green indication) the PM traffic is heavy enough for all scenarios that the SBR movement would fall comfortably within a warrant for an 85th percentile speed of 40 mph.

Although the warrant criteria cannot be directly applied, previous research and guidance from AASHTO and SUDAS both state that providing auxiliary lanes at intersections has been demonstrated to improve safety and operations. Therefore, even though the capacity of the intersection appears to be adequate for all study scenarios, a southbound right dedicated lane may help to improve and prevent rear-end collisions which have been overrepresented at this intersection. As previously discussed, a spike of collisions occurred in 2024 (nearly 5 of 9 collisions) while other years only experienced one or less collisions. This year happened to coincide with adjacent construction at the intersection. Additional monitoring is required to determine if a new pattern has truly been created or if 2024 was an anomaly.

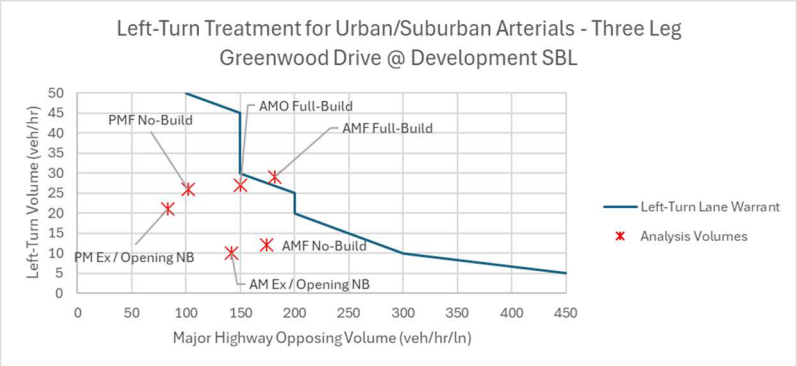
Table 11 - Left Auxiliary Lane Criteria

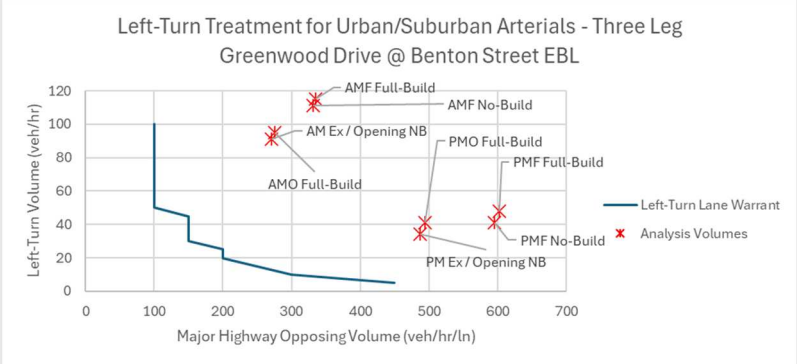
The following table demonstrates the left auxiliary lane warrant criteria within the study area.

The proposed development entrance does not approach the established criteria during either opening day peak hour. In the future, the SBL movement could approach the established warrant criteria. The table at right shows that the AM future scenario only just plots to the right of the warrant curve.

The future data plots are therefore sensitive to the assumptions (existing count inflation and background inflation) made within this report. Therefore, the location should continue to be monitored as background traffic grows in order to confirm assumptions within this report.

At the Benton Street and Greenwood Drive intersection, the EBL movement consistently plots well to the right and above the established warrant curve for all scenarios whether the development is constructed or not. The capacity analysis earlier suggested that the delay for this movement is acceptable but does suggest that the longest queue is expected to be one vehicle.





Therefore, there may be some operational and safety benefits for providing even a short queuing space (50 feet or less) outside of the major eastbound through lane.

SIGNALIZED CONTROL

Since the intersection along Greenwood Drive at the proposed development operates with good LOS, mostly free of auxiliary lane warrants, and generally free from a significant crash history, it was assumed this intersection would not satisfy signal warrant criteria for any scenario. The challenges involved with the dual private approach could potentially create more operational issues than signalization would solve.

On Benton Street at Greenwood Drive, the signal warrant analysis is summarized in the table below. **Anderson-Bogert** did not collect any new counts for this report, and the CLIENT completed counts while school was not in session during only the assumed peak hours. Therefore, **at least 8 hours of count data was not collected** for this study. To fully and confidentially state that MUTCD warrant criteria are met, 8 hours of data are needed for volume Warrant 1 and 4 for Warrant 2.

Instead, the peak hour counts were extrapolated over 24 hours utilizing a typical municipal streets daily distribution as reported by Iowa DOT in the most recent 2022 Annual Automated Traffic Counter Report. 12am-12pm were extrapolated using the AM peak hour data, and 12pm-12am were extrapolated using PM peak data. The existing data shows a significantly higher volume of traffic on the southbound Greenwood Drive approach in the PM. As a result, the extrapolated 24-hour data is provided in the **Appendix** shows that most hours where criteria are satisfied tend to follow from the PM peak hour. Therefore, this report cannot definitely state whether signal criteria are fully satisfied. Instead, the extrapolated data based on a typical similar road classification was used to estimate the likelihood of this intersection's potential to satisfy warrant criteria.

Table 12 - Signal Warrant Estimate

Scenario	Warrant 1A		Warrant 1B		Combo 1+2		Warrant 2	
	Warrant Satisfied?	Estimated Hours Satisfied	Warrant Satisfied?	Estimated Hours Satisfied	Warrant Satisfied?	Estimated Hours Satisfied	Warrant Satisfied?	Estimated Hours Satisfied
Existing/Opening No-Build	N	1	N	3	N	4	N	3
Opening Full-Build	N	3	N	3	N	6	N	3
Future No-Build	N	3	Y	8	Y	8	Y	4
Future Full-Build	N	5	Y	10	Y	8	Y	6

The table above suggests that warrants are not satisfied for either the existing or opening day full-build scenarios. However, as background traffic grows heavier (particularly EB/WB), the intersection may satisfy criteria at a point in the future before the +20-analysis period expires. In particular, Warrant 1B is geared towards intersections where the major street traffic is so heavy that it causes excessive delay to the minor street (as opposed to Warrant 1A which is overall volume shared between all approaches). The Benton Street intersection at first glance appears to be heavily weighted to the EBWB movements. We see this reflected in the warrant summary table above under the column for Warrant 1B.

The charts in the **Appendix** demonstrate that the nearly all the warranted hours are satisfied based on the PM extrapolated data. Therefore, additional counting during regular University operations is recommended in the future as background traffic continues to grow towards the point of fully satisfying warrant criteria.

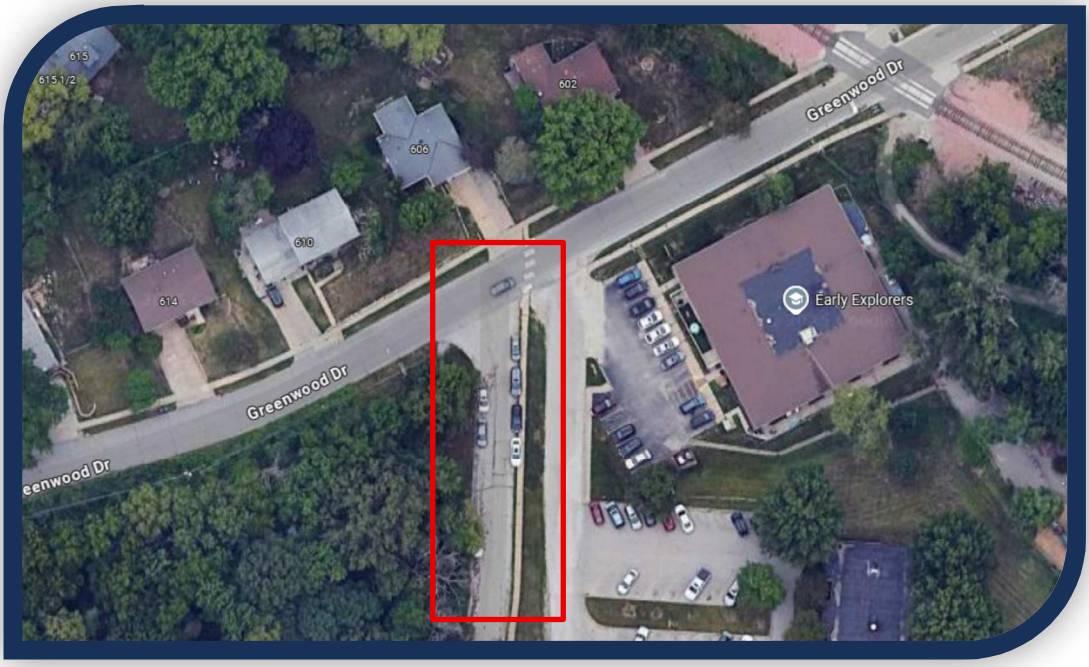
ANALYSIS OF SITE GEOMETRICS

ACCESS MANAGEMENT

The proposed development has two (2) access points. The primary access is located on the local Greenwood Drive roadway. The alternate access is to be gated and restricted for emergency use only (per the CLIENT). This access is on the collector road. According to SUDAS, direct access to individual properties is generally discouraged along arterials and collectors. It would appear that the proposed site design follows this design guidance with the main entrance being located off of the adjacent collector road.

The gated access also falls within the vertical curve portion of Benton Street which reduces sight distance for EB/WB traffic along Benton. Therefore, if this access is to remain, we recommend it is gated and restricted for emergency use only.

Figure 17 - Proposed Access



The primary site access will replace an existing driveway. There is only one other driveway located on the eastern half of Greenwood Drive. It sits immediately to the east of the proposed site. SUDAS does not list any specific separation requirements for residential driveways on local streets in Table 5L-3.05. Typical best practice is to separate driveways as much as feasible and line them up directly across from other driveways/approaches.

The existing site poses grade challenges that may create more safety issues than it solves if the site's driveway is shifted to the west. Furthermore, the intersection has not experienced a statistically significant crash history since 2015 (oldest crash data published on ICAT by the Iowa DOT). Thus, the existing configuration does not seem to cause a correctable pattern of crashes. The previous school has been closed since about 2012, so crash data only covers years where the driveway access has likely not seen regular use.

Based on current geometry, it doesn't appear that separating the driveways would result in significant line-of-sight improvements. Therefore, the primary improvement which would provide the most benefit would involve private collaboration to combine both driveways into a single access. However, since no existing safety issues are apparent at this location, additional monitoring may be more appropriate for opening day.

MULTI-MODAL ANALYSIS

Figure 17 above shows an existing mid-block crossing on Greenwood Drive between the two existing driveways. The proposed site plans in the **Appendix** appear to show this sidewalk generally reconstructed in this current location. The lone recorded collision at this location since 2020 involved a pedestrian.

Figure 18 - Existing Crosswalk

Since cyclists and pedestrians may increase as a result of the development, advanced visibility may help improve the safety of this midblock crossing. With the driveways on either side, the current W11-2 warning signs shown in the figure below also contain diagonal downward arrows on supplemental plaques. Typically, this configuration is used when the signs are posted at the actual crossing. In advance, these signs should list the distance to the crossing.

With the proposed design, the crosswalk remains wedged between the existing driveways. If one vehicle is queue at both driveways, the pedestrians might be completely obscured to through traffic. The pedestrian's sight line could also potentially be restricted during these instances.

The is an existing park with trails located to the northeast of the site. The closest transit route currently runs to the west of the site along Woodside Place. This is the only pedestrian crossing currently designated between Woodside Place and Myrtle Avenue. Therefore, some type of crossing should remain across Greenwood in order to provide a safe location. A few potential ways to improve visibility of the crossing may include:

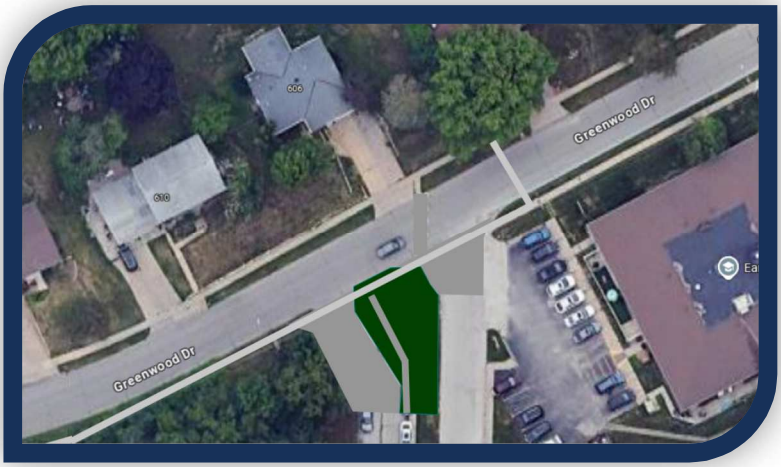
- Reducing the width of Greenwood Drive at the mid-block crossing to create the feeling of mini "bumpouts" where crosswalk warning sign with arrow plaque can be placed at the crossing along with corresponding advanced warning signs on each approach. Signs may be installed with RRFB flashing devices as an additional visibility improvement.

- Square up the existing midblock crossing by adjusting the proposed site driveway to be perpendicular to Greenwood Avenue, relocating the northside ramp to the other side of the residential driveway. This is sketched in Figure 19.

- Relocate crosswalk to east side of the Briarwood driveway, square the development driveway up with Greenwood Drive, consider sidewalk along the south side of Greenwood Drive westward to Woodside Place and provide an additional pedestrian crossing at this location. The combination of these items could improve crosswalk safety, visibility, and overall vulnerable road user accessibility within the corridor. The pedestrian crossing should still receive pavement markings, signage at the crossing, along with advanced signage on the approaches. This may need to be coordinated with existing advanced railroad warning signs. This concept is shown below in Figure 20.

Figure 19 - Squared up Crosswalk

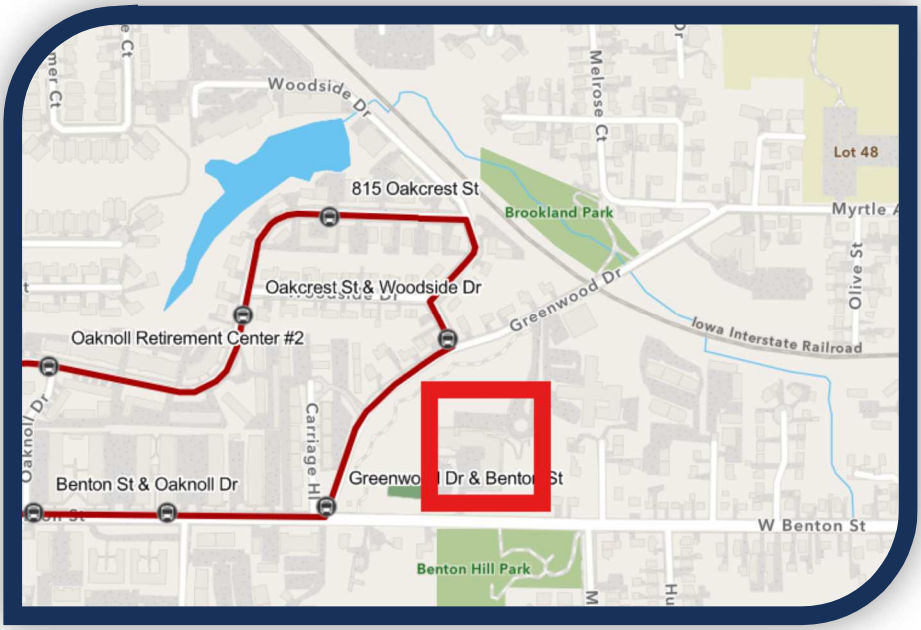
Figure 20 - Potential Site Driveway Improvements



TRANSIT ACCESS

The closest transit route is the Oakcrest route which is shown in the figure below. As a result, residents riding public transportation may be likely to exit the site from the north and head westward along Greenwood Drive. Therefore, potentially providing sidewalk along the south side of Greenwood Drive towards Woodside Place, along with a crossing at Woodside Place might provide a logical path for pedestrians that discourages jaywalking.

Figure 21 - Transit Route Map



CONCLUSIONS & RECOMMENDATIONS

The site will generally allow the existing network to continue operating comparably with existing conditions. The site and it's generated traffic are not likely to create any new inherent capacity, safety, and operational issues within the study area. With this in mind, the following conclusions and recommendations were formulated by this report:

1. **Consider immediate low-cost safety improvements for Benton Street at Greenwood Drive Intersection relating to existing crash experience**

   This intersection exhibits a high potential for crash reduction and several apparent crash patterns. Several low-cost improvements which could potentially help include better crosswalk or "hidden driveway" signage, particularly on the westbound approach where a vertical curve hides the Greenwood intersection and pedestrian intersection until westbound vehicles are at or within safe stopping distance.

   An RRFB system could increase visibility of the pedestrian crossing, along with an interconnected advanced flasher for the westbound approach. The flasher system would illuminate when the RRFB's at the ped crossing are activated.

   An additional immediate improvement to consider would be removal of obstacles from within intersection sight triangles. Particularly between the southbound and eastbound traffic, an overrepresented collision pattern between these two movements is apparent. Increasing visibility between the two movements by relocating utility poles and potentially the existing bus stop away from the intersection could improve line of sight.

   An additional consideration now or in the future may be to reconfigure the Carriage Hill access as an entrance only, or a right-in-right-out. This would eliminate overlapping SBL between Carriage Hill and Greenwood Drive which could contribute to the existing crash patterns.

   The MPOJC and Iowa City should continue to monitor this intersection as background traffic grows. As Benton Street traffic grows, Greenwood Drive capacity will continue to degrade, and eastbound left traffic will experience higher delay. Without a dedicated eastbound-left lane, these vehicles may start to regularly queuing in the through lane of Benton Street thereby disrupting traffic. The EBL movement does not currently appear to be causing operational or safety issues at the intersection despite meeting a left-turn bay auxiliary warrant for all existing and full-build scenarios. As background traffic grows, the city should start planning for the potential addition of an EBL auxiliary lane at this location.

2. **Monitor the Riverside Drive at Myrtle Avenue Intersection**

   The City should continue to monitor the safety performance of this intersection, particularly for southbound traffic. The existing crash history shows an overrepresented pattern of southbound rear-end collisions. These appear to have spiked in 2024 (5 of 9 crashes since 2020) which coincided with the new development construction at this intersection. The city should monitor the intersection over the next several years to see if something in 2024 changed intersection conditions permanently, or if the southbound collision pattern for 2024 was an anomaly. If collision issues persist, the city should consider countermeasures to reduce this collision pattern.

   Several countermeasures which could help would include reflective backplates on the signal heads (primarily night visibility), additional supplemental southbound signal heads located on the right side of the road (on the vertical signal pole and/or a near side supplemental head), and potentially a southbound right turning lane. According to established criteria, if Riverside Drive 85th percentile speeds were 40 mph, this location would comfortably satisfy auxiliary lane criteria (particularly in the PM peak hour).

3. Optimize Site Driveway Alignment to Greenwood Drive

The proposed site driveway could be modified from the existing alignment to be at a perpendicular (90 degree) angle with Greenwood Drive. This would help improve site lines to Greenwood Drive (which currently is uphill toward the west). This realignment would also give more space for the existing midblock crosswalk (should it remain in place) or allow it to be squared up with Greenwood Drive as well (ideal pedestrian crossing is perpendicular).

4. Improve Visibility and Alignment of Existing Mid-Block Greenwood Drive Pedestrian Crossing and Sidewalk Network

With the current dual driveway configuration, this midblock crossing does not have the best visibility for pedestrians or motorists. The warning signing is not quite typical per MUTCD application with the current placement of the W11-2 crossing warning signs and diagonal plaques which are to be installed at the crossing location, not 50' in advance.

In conjunction with the potential site driveway perpendicular adjustment, additional improvements can be made to improve crossing safety and visibility. The crossing should be squared up with Greenwood Drive so that crossing is perpendicular to vehicular traffic. Warning signs should be placed at the crossing, and in advance of both approaches per MUTCD guidance. Advanced warning signage may need to be coordinated with the current advanced railroad warning signage to ensure proper visibility and effectiveness of both signs.

Additional consideration should be made for potentially relocating the midblock crossing eastward to the other side of existing Briarwood driveway. This would improve geometry and visibility for the crossing compared with the existing location between twin driveways. In conjunction with the mid-block shift, consideration should be given to adding sidewalk along the south side of Greenwood Drive up to Woodside place with a designated crossing to the transit stop. This would be one potential route for pedestrians that would provide safe connectivity to the transit stop, and sidewalk network already along the north side of Greenwood Drive to Benton Street. The Greenwood Drive alignment appears to contain adequate stopping sight distance for design speeds between 30-35 mph. This crosswalk would also require appropriate advanced warning signage to maintain visibility.

APPENDICES

Previous Shive-Hattery TIS (not attached - available from MPOJC)
Synchro Files or Reports - Available Upon Request

COPYRIGHT @ 2021 STUDIO ARCHITECTURE

AFFORDABLE HOUSING
611 GREENWOOD DRIVE
IOWA CITY, IOWA

LEGAL DESCRIPTION

ALL THAT PART OF LOT 7, IN SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., LYING AND BEING NORTH OF THE PUBLIC HIGHWAY RUNNING EAST AND WEST (BENTON STREET) THROUGH SAID LOT 7, SAID LOT 7 BEING SO DESIGNATED ON A PLAT OF SAID SECTION 16 RECORDED IN THE OFFICE OF THE COUNTY AUDITOR OF JOHNSON COUNTY, IOWA, ON MAY 16, 1848.

THIS CONVEYANCE IS MADE SUBJECT TO A LEASE COVERING THE PREMISES ABOVE DESCRIBED TO JAMES A. HENNESSEY AND REGINA HENNESSEY, EXPIRING MARCH 1, 1926, WHICH LEASE HAS BEEN ASSIGNED TO THE GRANTEE HEREIN.

AND

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 1 IN SCHOOL COMMISSIONERS SUBDIVISION OF SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., WHICH SAID POINT OF BEGINNING IS 1017 FEET WEST AND 670 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 16, RUNNING THENCE WEST 693 FEET, THENCE NORTH 64 FEET MORE OR LESS TO THE CENTER LINE OF MYRTLE AVENUE (NOW KNOWN AS GREENWOOD DRIVE) IN IOWA CITY, IOWA, THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID MYRTLE AVENUE (GREENWOOD DRIVE) TO A POINT DIRECTLY NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH TO THE PLACE OF BEGINNING.

AS A FURTHER CONSIDERATION FOR SAID CONVEYANCE AND AS A COVENANT RUNNING WITH THE LAND, THE GRANTEE HEREIN HEREBY AGREES AND COVENANTS THAT THE EAST 60 FEET OF THE ABOVE DESCRIBED PREMISES SHALL BE AND THE SAME IS HEREBY OPENED AND DEDICATED AS A PUBLIC HIGHWAY OR STREET AND GRANTEE HEREBY AGREES AND COVENANTS THAT SAID PREMISES SHALL NOT BE ENTERED UPON OR USED IN ANY WAY AS A PUBLIC STREET, AND THE SAME SHALL BE KEPT OPEN FOR THE USE OF THE PUBLIC AS FULLY AND EFFECTUALLY AS IF THE SAME HAD BEEN PLATTED AND DEDICATED AND THE SAME ACCEPTED BY THE CITY OF IOWA CITY, IOWA AS A PUBLIC STREET, AND THE ACCEPTANCE THEREOF BY THE CITY OF IOWA CITY, IOWA, AS A PUBLIC STREET, AT ANY TIME HEREAFTER SHALL COMPLETE THE SAID DEDICATION AS FULLY AND EFFECTUALLY AS IF THE SAME WERE ACCEPTED BY THE CITY AT THIS TIME. GRANTEE SHALL CONSTRUCT SUCH FENCES AS SAID GRANTEE MAY DESIRE ALONG THE WEST SIDE OF THE STREET HEREIN DEDICATED BUT SHALL BE UNDER NO OBLIGATION TO CONTRUST (CONSTRUCT) AND FENCES ALONG THE EAST SIDE OF THE STREET SO DEDICATED.

PROPOSAL

APPLICANT PLANS TO CONSTRUCT A MULTI-FAMILY BUILDING ON 8.9 ACRES.

DEVELOPMENT SCHEDULE

APPLICANT PLANS TO BEGIN CONSTRUCTION IN SPRING 2025, LASTING THRU SUMMER 2026.

DEVELOPMENT CHARACTERISTICS

PROPOSED ZONING: OPD--RM--20(MULTI--FAMILY)

SETBACK REQUIREMENTS

BUILDING SETBACKS:	REQUIRED
FRONT (GREENWOOD DR)	20 FEET
FRONT (BENTON ST)	40 FEET
SIDE (EAST)	15 FEET
SIDE (WEST)	10 FEET
REAR	20 FEET

LOT CHARACTERISTICS

LOT AREA	391,952 SF (100ß)(8.95AC)
PROPOSED BUILDING AREA	61,761 SF (15.8%)
PROPOSED PAVING AREA	83,099 SF (21.2%)
GREEN SPACE AREA	247,092 SF (63.0%)

TOTAL PARKING STALLS PROVIDED

STANDARD STALLS PROVIDED	103
COMPACT STALLS PROVIDED	26
ADA STALLS PROVIDED	6
TOTAL STALLS PROVIDED	135

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- BUILDING LINES OR OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCH MARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

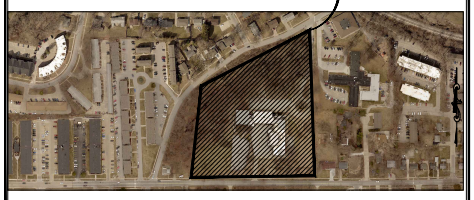
THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

PAVING LEGEND

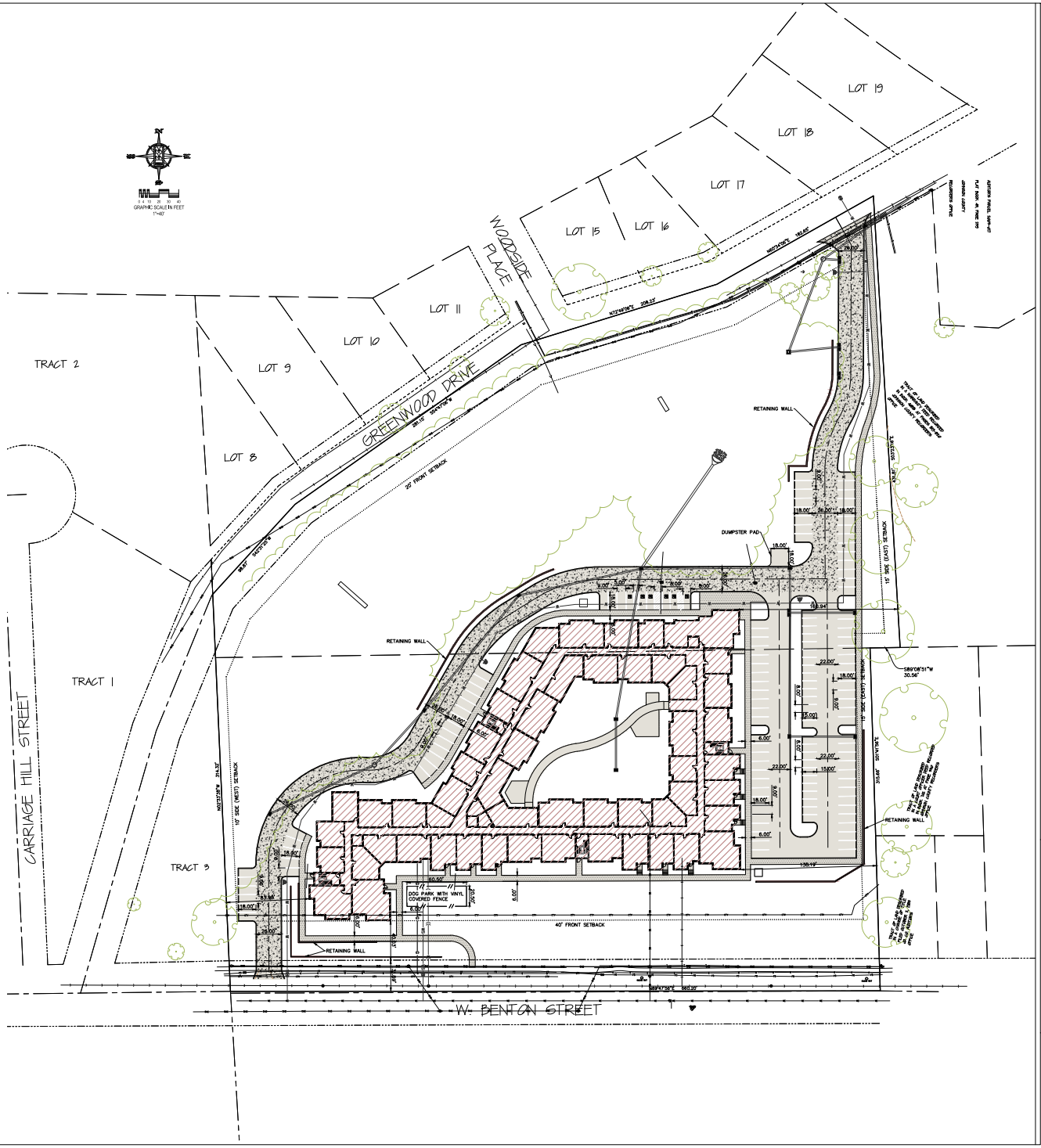
- PROPOSED 7" PCC PAVING W/ 4" AGGREGATE SUBBASE (31,264 SF)
- PROPOSED 5" PCC PAVING W/ 4" AGGREGATE SUBBASE (36,980 SF)
- PROPOSED 4" PCC SIDEWALK W/ 4" AGGREGATE SUBBASE (14,855 SF)

*TOTALS LISTED ARE CALCULATED FOR THE ENTIRE SITE AREA

611 GREENWOOD DRIVE
IOWA CITY, IOWA



LOCATION MAP



ARCHITECT
130 E. Washington Street, Suite 100
Iowa City, IA 52245
317.672.2932

IFA ISSUE

611 GREENWOOD DR
611 Greenwood Dr Iowa City, IA 52246
Affordable Housing

REVISIONS

NO.	DATE	DESCRIPTION

PROJ. NO. 11603-001
DATE 08-05-2024

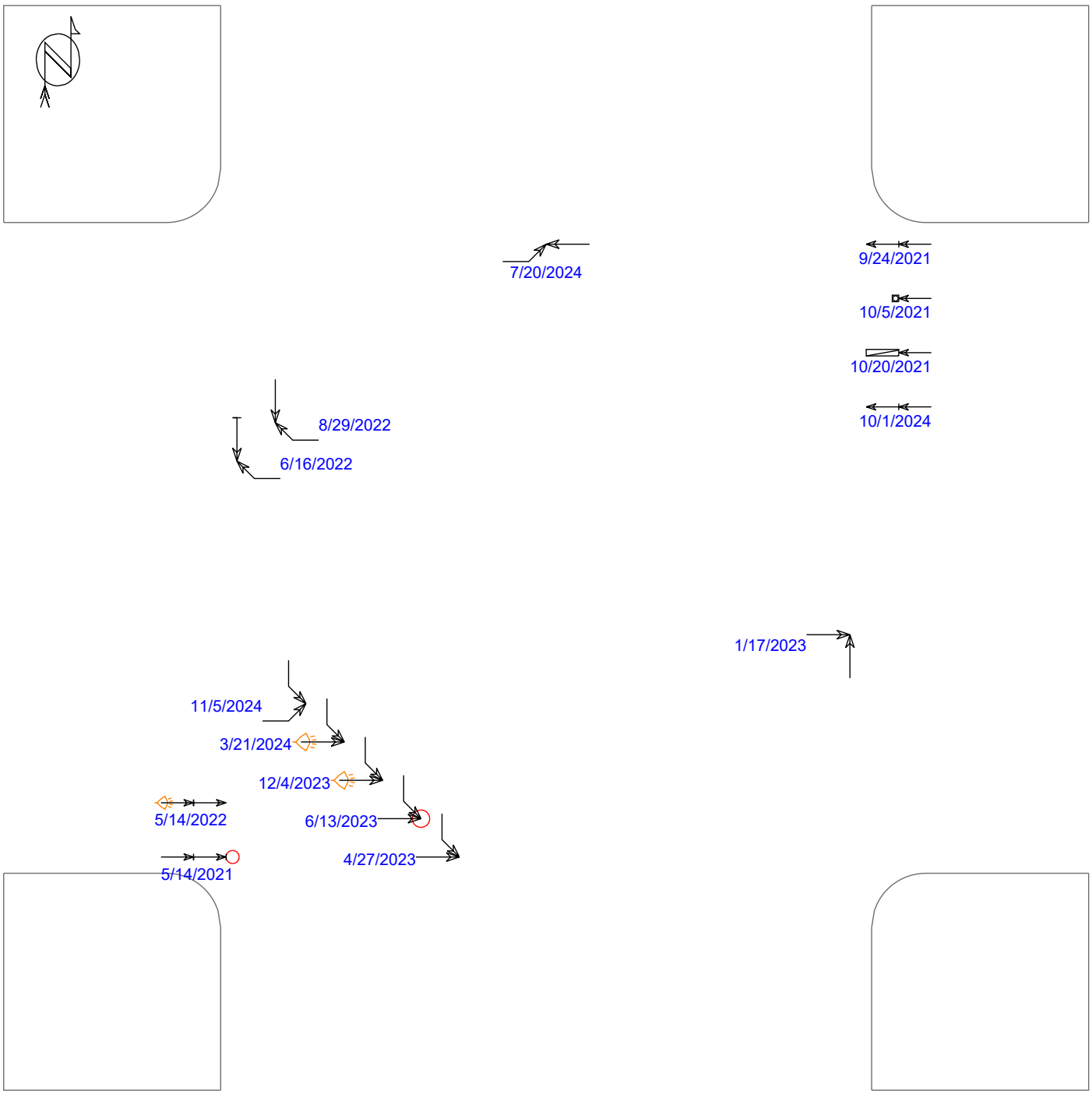
SHEET NAME
SITE LAYOUT AND DIMENSION PLAN

SHEET NO.
C120

Benton St @ Greenwood Collision Diagram

15 Crashes

Clear



Straight
Stopped
Unknown
Backing
Overtaking
Sideswipe

Parked
Erratic
Out of control
Right turn
Left turn
U-turn

Fatal
Major
Minor
Injury
Pedestrian
Bicycle

Fixed objects:
General
Signal
Tree
Pole
Curb
Animal
DUI
3rd vehicle
Nighttime

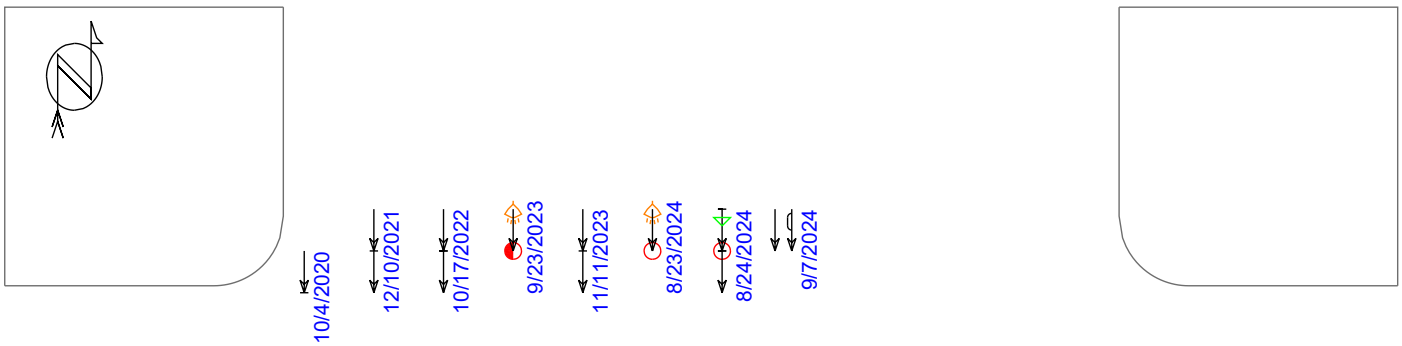
Crash Magic Online 6/17/2025

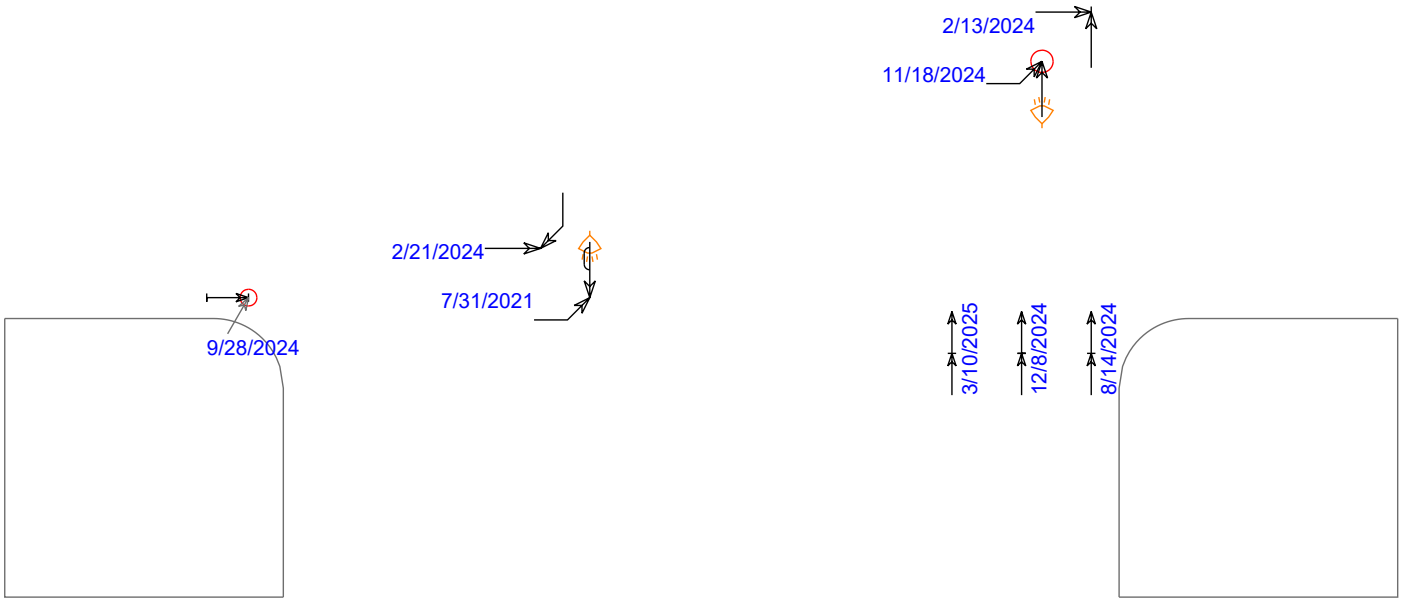
Crash Magic Online

Riverside @ Myrtle — Collision Diagram

16 Crashes

Clear





- Straight
- Stopped
- Unknown
- Backing
- Overtaking
- Sideswipe
- Parked
- Erratic
- Out of control
- Right turn
- Left turn
- U-turn
- Fatal
- Major
- Minor
- Injury
- Pedestrian
- Bicycle

Fixed objects:

- General
- Signal
- Tree
- Pole
- Curb
- Animal

- DUI
- 3rd vehicle
- Nighttime

Crash Magic Online 6/17/2025

Crash Magic Online

MUTCD TRAFFIC SIGNAL WARRANT ANALYSIS

Benton Street @ Greenwood Drive

Location: **Date Data Taken:**

Population: 185,000 **By:** JMS

Analysis By: JMS **Comment:** Existing/Opening Day NB

Roadway Data	Major Street	Minor Street
Name:	Benton Street	Greenwood Drive
Number of Approach Lanes:	1	1
85th Percentile Speed (mph):	30	30
North-South Street:		x
Critical Stopped Approach # of Lanes:	1	
Intersection Legs:	3	

Hour Ending	Entering Traffic: Benton Street EB	Benton Street WB	Greenwood Drive NB	Greenwood Drive SB	Total Entering Traffic	Major Street Total	Highest Minor Approach	Critical Stop Cntrl Direction	Critical Stop Cntrl Delay, sec	Warrants: 1A Either/Or	1B Either/Or	Combo When Neither 1A or 1B	2 When Neither 1A or 1B
0100	39	24	1	4	68	63	4						
0200	25	16	0	3	44	41	3						
0300	19	12	0	2	33	31	2						
0400	19	12	0	2	33	31	2						
0500	36	23	1	4	64	59	4						
0600	95	59	2	11	167	154	11						
0700	201	125	4	23	353	326	23						
0800	436	271	8	50	765	707	50						
0900	412	256	8	47	723	668	47						
1000	342	212	6	39	599	554	39						
1100	360	224	7	41	632	584	41						
1200	279	343	10	106	738	622	106						
1300	306	376	11	117	810	682	117						
1400	300	369	11	114	794	669	114						
1500	319	392	11	122	844	711	122					X	
1600	376	463	13	143	995	839	143				X	X	X
1700	396	487	14	151	1048	883	151			X	X	X	X
1800	386	475	14	147	1022	861	147				X	X	X
1900	280	344	10	107	741	624	107						
2000	214	263	8	82	567	477	82						
2100	171	211	6	65	453	382	65						
2200	122	149	4	46	321	271	46						
2300	79	97	3	30	209	176	30						
2400	48	59	2	18	127	107	18						

Warrant Criteria	Required Hourly Volume Major St	Minor St
1A	500	150
1B	750	75
Combo A	400	120
Combo B	600	60
2&3	See Figures 3A & 3B	

		1A	1B	Combo	2
Hours Met		1	3	4	3
Hours Required		8	8	8	4
Warrant Met:		N	N	N	N

Anderson-Bogert
Engineers Surveyors, Inc.

MUTCD TRAFFIC SIGNAL WARRANT ANALYSIS

Benton Street @ Greenwood Drive

Location: **Date Data Taken:**

Population: 185,000 **By:** JMS

Analysis By: JMS **Comment:** Opening Day FB

Roadway Data	Major Street	Minor Street
Name:	Benton Street	Greenwood Drive
Number of Approach Lanes:	1	1
85th Percentile Speed (mph):	30	30
North-South Street:		x
Critical Stopped Approach # of Lanes:	1	
Intersection Legs:	3	

Hour Ending	Entering Traffic: Benton Street EB	Benton Street WB	Greenwood Drive NB	Greenwood Drive SB	Total Entering Traffic	Major Street Total	Highest Minor Approach	Critical Stop Cntrl Direction	Critical Stop Cntrl Delay, sec	Warrants: 1A Either/Or	1B Either/Or	Combo When Neither 1A or 1B	2 When Neither 1A or 1B
0100	39	24	1	6	70	63	6						
0200	26	16	0	4	46	42	4						
0300	19	12	0	3	34	31	3						
0400	19	12	0	3	34	31	3						
0500	37	23	1	6	67	60	6						
0600	96	60	2	15	173	156	15						
0700	203	127	4	31	365	330	31						
0800	440	275	8	68	791	715	68						
0900	416	260	8	64	748	676	64						
1000	345	216	6	53	620	561	53						
1100	364	227	7	56	654	591	56						
1200	284	348	10	113	755	632	113						
1300	311	381	11	124	827	692	124					X	
1400	305	374	11	122	812	679	122					X	
1500	324	397	11	130	862	721	130					X	
1600	383	469	13	153	1018	852	153			X	X	X	X
1700	403	494	14	161	1072	897	161			X	X	X	X
1800	393	482	14	157	1046	875	157			X	X	X	X
1900	284	349	10	114	757	633	114						
2000	218	267	8	87	580	485	87						
2100	174	214	6	70	464	388	70						
2200	124	152	4	49	329	276	49						
2300	81	99	3	32	215	180	32						
2400	49	60	2	19	130	109	19						

Warrant Criteria	Required Hourly Volume Major St	Minor St
1A	500	150
1B	750	75
Combo A	400	120
Combo B	600	60
2&3	See Figures 3A & 3B	

		1A Either/Or	1B Either/Or	Combo When Neither 1A or 1B	2 When Neither 1A or 1B
Hours Met		3	3	6	3
Hours Required		8	8	8	4
Warrant Met:		N	N	N	N

Anderson-Bogert
Engineers Surveyors, Inc.

Benton Street @ Greenwood Drive

Location: **Date Data Taken:**
Population: 185,000 **By:** JMS
Analysis By: JMS **Comment:** Future No-Build

Roadway Data	Major Street	Minor Street
Name:	Benton Street	Greenwood Drive
Number of Approach Lanes:	1	1
85th Percentile Speed (mph):	30	30
North-South Street:		x
Critical Stopped Approach # of Lanes:	1	
Intersection Legs:	3	

Either/Or

When Neither 1A or 1B

Hour Ending	Entering Traffic: Benton Street EB	Benton Street WB	Greenwood Drive NB	Greenwood Drive SB	Total Entering Traffic	Major Street Total	Highest Minor Approach	Critical Stop Cntrl Direction	Critical Stop Cntrl Delay, sec	Warrants: 1A	1B	Combo	2
0100	47	29	1	5	82	76	5						
0200	31	19	1	4	55	50	4						
0300	23	15	0	3	41	38	3						
0400	23	14	0	3	40	37	3						
0500	44	28	1	5	78	72	5						
0600	116	72	2	13	203	188	13						
0700	245	152	5	28	430	397	28						
0800	532	331	10	61	934	863	61						
0900	503	313	9	58	883	816	58						
1000	417	259	8	48	732	676	48						
1100	440	274	8	50	772	714	50						
1200	339	419	8	130	896	758	130				X	X	
1300	371	459	9	142	981	830	142				X	X	
1400	364	450	9	139	962	814	139				X	X	
1500	387	479	10	148	1024	866	148				X	X	X
1600	457	565	11	175	1208	1022	175			X	X	X	X
1700	481	595	12	184	1272	1076	184			X	X	X	X
1800	469	580	12	180	1241	1049	180			X	X	X	X
1900	339	420	8	130	897	759	130				X	X	
2000	260	322	6	99	687	582	99						
2100	208	257	5	80	550	465	80						
2200	148	183	4	56	391	331	56						
2300	96	119	2	37	254	215	37						
2400	58	72	1	22	153	130	22						

Warrant Criteria	Required Hourly Volume	
Warrant	**Major St**	**Minor St**
1A	500	150
1B	750	75
Combo A	400	120
Combo B	600	60
2&3	See Figures 3A & 3B	

Hours Met		3	8	8	4
Hours Required		8	8	8	4
Warrant Met:		N	Y	Y	Y

Anderson-Bogert
Engineers Surveyors, Inc.

MUTCD TRAFFIC SIGNAL WARRANT ANALYSIS

Benton Street @ Greenwood Drive

Location: **Date Data Taken:**

Population: 185,000 **By:** JMS

Analysis By: JMS **Comment:** Future Full-Build

Roadway Data	Major Street	Minor Street
Name:	Benton Street	Greenwood Drive
Number of Approach Lanes:	1	1
85th Percentile Speed (mph):	30	30
North-South Street:		x
Critical Stopped Approach # of Lanes:	1	
Intersection Legs:	3	

Hour Ending	Entering Traffic: Benton Street EB	Benton Street WB	Greenwood Drive NB	Greenwood Drive SB	Total Entering Traffic	Major Street Total	Highest Minor Approach	Critical Stop Cntrl Direction	Critical Stop Cntrl Delay, sec	Warrants: 1A (Either/Or)	1B (Either/Or)	Combo (When Neither 1A or 1B)	2 (When Neither 1A or 1B)
0100	47	30	1	7	85	77	7						
0200	31	20	1	5	57	51	5						
0300	24	15	1	3	43	39	3						
0400	23	14	1	3	41	37	3						
0500	45	28	1	7	81	73	7						
0600	117	73	3	17	210	190	17						
0700	247	154	7	36	444	401	36						
0800	536	335	16	79	966	871	79				X		
0900	506	317	15	75	913	823	75				X		
1000	420	263	13	62	758	683	62						
1100	443	277	13	65	798	720	65						
1200	345	424	8	137	914	769	137				X	X	
1300	378	465	9	150	1002	843	150			X	X	X	X
1400	370	456	9	147	982	826	147				X	X	X
1500	393	484	10	156	1043	877	156			X	X	X	X
1600	465	572	11	184	1232	1037	184			X	X	X	X
1700	489	602	12	194	1297	1091	194			X	X	X	X
1800	477	587	12	189	1265	1064	189			X	X	X	X
1900	345	425	8	137	915	770	137				X	X	
2000	264	326	6	105	701	590	105						
2100	212	260	5	84	561	472	84						
2200	150	185	4	60	399	335	60						
2300	98	120	2	39	259	218	39						
2400	59	73	1	23	156	132	23						

Warrant Criteria	Required Hourly Volume Major St	Minor St
1A	500	150
1B	750	75
Combo A	400	120
Combo B	600	60
2&3	See Figures 3A & 3B	

		1A	1B	Combo	2
Hours Met		5	10	8	6
Hours Required		8	8	8	4
Warrant Met:		N	Y	Y	Y

Anderson-Bogert
Engineers Surveyors, Inc.

Traffic Count
Intersection Benton Street and Carriage Hill, Iowa City
MMS Project #11603-001
Wednesday 05/21/2025 7:00-9:00am

		Eastbound			Northbound			Westbound			Southbound			Intersection Total	Pedestrians				
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		Eastbound	Westbound	Northbound	Southbound	
7:00 - 7:15	Total		58		1		2	1	50		1			113	5				614
7:15 - 7:30	Total	1	83				4		52				2	142	6	2			659 0.87633
7:30 - 7:45	Total	1	101		1				66	1			1	171	1	1			647
7:45 - 8:00	Total	1	132				1		51				3	188	3	2			613
8:00 - 8:15	Total	11	85				2	2	58					158	6				560
8:15 - 8:30	Total		63				1		65				1	130	4				
8:30 - 8:45	Total		74		2		1	2	58					137	4		5	1	
8:45 - 9:00	Total	1	77				2		54		1			135	1		2		
Uninflated Peak		14	401	0	1	0	7	2	227	1	0	0	6	659					
Inflation Factor		6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%					
Adjusted Peak Total		15	427	0	1	0	7	2	242	1	0	0	6	702					

Traffic Count
Intersection Benton Street and Carriage Hill, Iowa City
MMS Project #11603-001
Wednesday 05/21/2025 7:00-9:00am

	Eastbound			Northbound			Westbound			Southbound			Pedestrians			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Eastbound	Westbound	Northbound	Southbound
7:00 to 8:00	3	374	0	2	0	7	1	219	1	1	0	6	15	5	0	0
7:15 to 8:15	14	401	0	1	0	7	2	227	1	0	0	6	16	5	0	0
7:30 to 8:30	13	381	0	1	0	4	2	240	1	0	0	5	14	3	0	0
7:45 to 8:45	12	354	0	2	0	5	4	232	0	0	0	4	17	2	5	1
8:00 to 9:00	12	299	0	2	0	6	4	235	0	1	0	1	15	0	7	1

Traffic Count
Intersection Benton Street and Carriage Hill, Iowa City
MMS Project #11603-001
Wednesday 05/21/2025 4:00-6:00pm

		Eastbound			Northbound			Westbound			Southbound			Intersection Total	Pedestrians				
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		Eastbound	Westbound	Northbound	Southbound	
4:00 - 4:15	Total		76	1	2			2	88					169	1	1			820
4:15 - 4:30	Total	2	84					1	104					191	3	11			877
4:30 - 4:45	Total		90	1	1			2	118	2	1		1	216	2	3	2		884
4:45 - 5:00	Total	1	101		1		4	1	136					244		5			891
5:00 - 5:15	Total		83				4	2	136	1				226		1			830
5:15 - 5:30	Total		87	1	1		1	2	105	1				198	2	9			
5:30 - 5:45	Total	1	106	7	2				107					223	1	1			
5:45 - 6:00	Total	1	84					1	96		1			183		1			
Uninflated Peak		1	361	2	3	0	9	7	495	4	1	0	1	884					
Inflation Factor		6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%					
Adjusted Peak Total		1	384	2	3	0	10	7	527	4	1	0	1	941					

0.91291

Eastbound	Westbound	Northbound	Southbound
6	20	2	0
5	20	2	0
4	18	2	0
3	16	0	0
3	12	0	0

Traffic Count

	Eastbound			Northbound			Westbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
4:00 to 5:00	3	351	2	4	0	4	6	446	2	1	0	1
4:15 to 5:15	3	358	1	2	0	8	6	494	3	1	0	1
4:30 to 5:30	1	361	2	3	0	9	7	495	4	1	0	1
4:45 to 5:45	2	377	8	4	0	9	5	484	2	0	0	0
5:00 to 6:00	2	360	8	3	0	5	5	444	2	1	0	0

Traffic Count
Intersection Benton Street and Greenwood Drive, Iowa City
MMS Project #11603-001
Wednesday 05/21/2025 7:00-9:00am

		Eastbound			Northbound			Westbound			Southbound			Intersection Total	Pedestrians			
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		Eastbound	Westbound		
7:00 - 7:15	Total	14	47						49	1	4		2	117		1	651	
7:15 - 7:30	Total	25	62						45	9	3		7	151	2	1	697	0.85
7:30 - 7:45	Total	21	80						60	8	2		7	178			692	
7:45 - 8:00	Total	27	106						45	16	5		6	205	2		656	
8:00 - 8:15	Total	12	75						56	8	8		4	163			589	
8:15 - 8:30	Total	13	51						54	16	1		11	146	1			
8:30 - 8:45	Total	12	63						56	3	4		4	142				
8:45 - 9:00	Total	18	61						47	3	2		7	138				
	Unadjusted Pea	85	323	0	0	0	0	0	206	41	18	0	24	697				
	Factor	6.5%	6.5%	6.5%				6.5%	6.5%	6.5%	15.0%	15.0%	15.0%					
	Adjusted Peak	91	344	0	0	0	0	0	219	44	21	0	28	747				

Traffic Count
Intersection Benton Street and Greenwood Drive, Iowa City
MMS Project #11603-001
Wednesday 05/21/2025 7:00-9:00am

	Eastbound			Northbound			Westbound			Southbound			Pedestrians	
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Eastbound	Westbound
7:00 to 8:00	87	295	0	0	0	0	0	199	34	14	0	22	4	2
7:15 to 8:15	85	323	0	0	0	0	0	206	41	18	0	24	4	1
7:30 to 8:30	73	312	0	0	0	0	0	215	48	16	0	28	3	0
7:45 to 8:45	64	295	0	0	0	0	0	211	43	18	0	25	3	0
8:00 to 9:00	55	250	0	0	0	0	0	213	30	15	0	26	1	0

Traffic Count
Intersection Benton Street and Greenwood Drive, Iowa City
MMS Project #11603-001
Wednesday 05/21/2025 4:00-6:00pm

		Eastbound			Northbound			Westbound			Southbound			Intersection Total	2019 MPOJC	Pedestrians		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right			Eastbound	Westbound	
4:00 - 4:15	Total	7	69						78	9	6		12	181				877
4:15 - 4:30	Total	3	81						91	9	6		14	204		3	2	939
4:30 - 4:45	Total	7	84						102	8	14	1	20	236		2	1	950 0.927734
4:45 - 5:00	Total	11	94						110	4	10	1	26	256		1	1	942
5:00 - 5:15	Total	7	80						119	9	8		20	243		1	1	881
5:15 - 5:30	Total	7	81						87	8	11		21	215		2	1	
5:30 - 5:45	Total	6	100						93	7	8		14	228	213	1		
5:45 - 6:00	Total	6	79						80	7	6		17	195	249			
	Unadjusted Peak	32	339	0	0	0	0	0	418	29	43	2	87	950				
	Factor	6.5%	6.5%	6.5%				6.5%	6.5%	6.5%	15.0%	15.0%	15.0%					
	Adjusted Peak	34	361	0	0	0	0	0	445	31	49	2	100	1022				

Traffic Count
Intersection Benton Street and Greenwood Drive, Iowa City
MMS Project #11603-001
Wednesday 05/21/2025 4:00-6:00pm

	Eastbound			Northbound			Westbound			Southbound			Pedestrians	
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Eastbound	Westbound
4:00 to 5:00	28	328	0	0	0	0	0	381	30	36	2	72	6	4
4:15 to 5:15	28	339	0	0	0	0	0	422	30	38	2	80	7	5
4:30 to 5:30	32	339	0	0	0	0	0	418	29	43	2	87	6	4
4:45 to 5:45	31	355	0	0	0	0	0	409	28	37	1	81	5	3
5:00 to 6:00	26	340	0	0	0	0	0	379	31	33	0	72	4	2

Traffic Count
Intersection Greenwood Drive and Briarwood Entrance, Iowa City, Iowa
MMS Project #11603-001
Thursday 05/22/2025 7:00-9:00am

		Eastbound		Northbound		Westbound		Intersection Total	Pedestrians					
		Thru	Right	Left	Right	Left	Thru		Eastbound	Westbound				
7:00 - 7:15	**Total**	12	4	1		2	8	27	12	1	179			
7:15 - 7:30	**Total**	14	4	2	3	3	6	32	5		195			
7:30 - 7:45	**Total**	30	7	3	5	1	8	54	6		204	0.77		
7:45 - 8:00	**Total**	39	7	2	4	2	12	66	6	1	190			
8:00 - 8:15	**Total**	19	4	2	2	3	13	43	11	2	152			
8:15 - 8:30	**Total**	15	7	1	2	5	11	41	7					
8:30 - 8:45	**Total**	16	4	2	5	3	10	40	10					
8:45 - 9:00	**Total**	16	2	1	2	0	7	28	3					
Uninflated Peak		102	22	9	14	9	39	195	28	3	741	0.772727	0	0
Inflation Factor		15.0%	15.0%	0.0%	0.0%	15.0%	15.0%		6.5%	6.5%	6.5%	6.5%	6.5%	6.5%
Adjusted Peak Total		117	25	9	14	10	45	220	30	3	789	1	0	0

Traffic Count
Intersection Greenwood Drive and Briarwood Entrance, Iowa City, Iowa
MMS Project #11603-001
Thursday 05/22/2025 7:00-9:00am

	Eastbound		Northbound		Westbound		Eastbound	Westbound
	Thru	Right	Left	Right	Left	Thru		
7:00 to 8:00	95	22	8	12	8	34	29	2
7:15 to 8:15	102	22	9	14	9	39	28	3
7:30 to 8:30	103	25	8	13	11	44	30	3
7:45 to 8:45	89	22	7	13	13	46	34	3
8:00 to 9:00	66	17	6	11	11	41	31	2

Traffic Count
Intersection Greenwood Drive and Briarwood Entrance, Iowa City, Iowa
MMS Project #11603-001
Thursday 05/22/2025 4:00-6:00pm

		Eastbound		Northbound		Westbound		Intersection Total	Pedestrians					
		Thru	Right	Left	Right	Left	Thru		Eastbound	Westbound				
4:00 - 4:15	**Total**	14	4	5	1	2	21	47	3	7	203			
4:15 - 4:30	**Total**	2	1	2	2	4	24	35	3	3	207			
4:30 - 4:45	**Total**	11	2	5	8	2	34	62	1	4	239	0.891791		
4:45 - 5:00	**Total**	16	2	6	4	4	27	59	3	8	211			
5:00 - 5:15	**Total**	14	2	4	3	6	22	51	5	6	181			
5:15 - 5:30	**Total**	21	4	8	3	6	25	67	2	7				
5:30 - 5:45	**Total**	12	1	3	2	2	14	34	2	9				
5:45 - 6:00	**Total**	4	1	5	1	1	17	29	5	3				
Uninflated Peak		62	10	23	18	18	108	239	11	25	631	0.891791	0	0
Inflation Factor		15.0%	15.0%	0.0%	0.0%	15.0%	15.0%		6.5%	6.5%	6.5%	6.5%	6.5%	6.5%
Adjusted Peak Total		71	12	23	18	21	124	269	12	27	672	1	0	0

Traffic Count
Intersection Greenwood Drive and Briarwood Entrance, Iowa City, Iowa
MMS Project #11603-001
Thursday 05/22/2025 4:00-6:00pm

	Eastbound		Northbound		Westbound		Pedestrians	
	Thru	Right	Left	Right	Left	Thru	Eastbound	Westbound
4:00 to 5:00	43	9	18	15	12	106	10	22
4:15 to 5:15	43	7	17	17	16	107	12	21
4:30 to 5:30	62	10	23	18	18	108	11	25
4:45 to 5:45	63	9	21	12	18	88	12	30
5:00 to 6:00	51	8	20	9	15	78	14	25

File Name: S:\JCCOG\TRANS\Traffic Counts\Peak Hr\COVID COUNTS\2021\February\Riverside Dr and Myrtle Ave - AM - Feb21
Start Date: 2/18/2021
Start Time: 7:15:00 AM

	RIVERSIDE DR From North				MYRTLE AVE From East				RIVERSIDE DR From South				MYRTLE AVE From West					
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	*Totals*	*Peak Hr?*
7:15 AM	9	86	0	0	0	0	0	0	0	177	12	0	4	0	14	0	302	1348
7:30 AM	9	126	0	0	0	0	0	1	0	198	16	0	3	0	10	0	362	1325
7:45 AM	15	130	0	0	0	0	0	0	0	207	17	0	4	0	12	2	385	1271
8:00 AM	12	104	0	1	0	0	0	1	0	158	8	0	8	0	9	1	299	
8:15 AM	9	93	0	0	0	0	0	0	0	156	7	0	2	0	12	1	279	
8:30 AM	8	119	0	0	0	0	0	0	0	157	6	2	9	0	9	0	308	
Pk hr totals	45	446	0	1	0	0	0	2	0	740	53	0	19	0	45	3	1348	
5% Increase	2	22	0	0	0	0	0	0	0	37	3	0	1	0	2	0	67	
Adjusted Peak Hour	47	468	0	1	0	0	0	2	0	777	56	0	20	0	47	3	1415	
2025 Vol	49	487	0	1	0	0	0	2	0	809	58	0	21	0	49	3		
% of mvmt	1%	91%	0%		#DIV/0!	#DIV/0!	#DIV/0!		0%	93%	7%		30%	0%	70%			
% of ttl traffic	3%	33%	0%		0%	0%	0%		0%	55%	4%		1%	0%	3%			
movement %		36%				0%				59%				5%				

PHF

By Movement	0.75	0.87	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	0.87	0.71		1.06	#DIV/0!	0.90
Approach	0.86				#DIV/0!				0.86				0.94		
Intersection	0.86														

Trucks	RIVERSIDE DR			MYRTLE AVE			RIVERSIDE DR			MYRTLE AVE		
# Trucks	0	0	0	0	0	0	0	0	0	0	0	0
# All vehicles	45	446	0	0	0	0	0	740	53	19	0	45
% Trucks	0%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	0%	0%	#DIV/0!	0%

Bikes	RIVERSIDE DR			MYRTLE AVE			RIVERSIDE DR			MYRTLE AVE		
# Bikes	0	0	0	0	0	0	0	0	0	0	0	0
# All vehicles	45	446	0	0	0	0	0	740	53	19	0	45
% Bikes	0%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	0%	0%	#DIV/0!	0%

PEAK HR

15 min Vehicle Approach Totals

LEG 1	LEG 2	LEG 3	LEG 4	INTERSECT
95	0	189	18	302
135	0	214	13	362
145	0	224	16	385
116	0	166	17	299
102	0	163	14	279
127	0	163	18	308

File Name: S:\JCCOG\TRANS\Traffic Counts\Peak Hr\COVID COUNTS\2021\February\Riverside Dr and Myrtle Ave - PM - Feb21
Start Date: 2/11/2021
Start Time: 4:15:00 PM

	RIVERSIDE DR From North				MYRTLE AVE From East				RIVERSIDE DR From South				MYRTLE AVE From West					
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	*Totals*	*Peak Hr?*
4:15 PM	5	220	0	0	0	0	0	0	0	178	2	0	9	0	11	0	425	1867
4:30 PM	18	266	0	0	0	0	0	1	0	213	10	0	13	0	13	0	533	1871
4:45 PM	11	251	0	0	0	0	0	0	0	174	4	0	19	0	14	0	473	1720
5:00 PM	20	223	0	0	0	0	0	1	25	135	11	0	6	0	16	0	436	
5:15 PM	13	227	0	0	0	0	0	0	0	146	11	0	18	0	14	1	429	
5:30 PM	24	173	0	0	0	0	0	0	1	151	8	0	11	0	14	0	382	
Pk hr totals	62	967	0	0	0	0	0	2	25	668	36	0	56	0	57	1	1871	
4% Increase	2	39	0	0	0	0	0	0	1	27	1	0	2	0	2	0	75	
Adjusted Peak Hour	64	1006	0	0	0	0	0	2	26	695	37	0	58	0	59	1	1946	
2025 Vol	67	1047	0	0	0	0	0	2	27	723	39	0	61	0	62	1	2025	
% of mvmt	6%	94%	0%		#DIV/0!	#DIV/0!	#DIV/0!		3%	92%	5%		50%	0%	50%			
% of ttl traffic	3%	52%	0%		0%	0%	0%		1%	36%	2%		3%	0%	3%			
movement %		55%				0%				39%				6%				

PEAK HOUR

15 min Vehicle Approach Totals

LEG 1	LEG 2	LEG 3	LEG 4	INTERSECT
225	0	180	20	425
284	0	223	26	533
262	0	178	33	473
243	0	171	22	436
240	0	157	32	429
197	0	160	25	382

PHF

By Movement	1.41	0.96	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	0.96	2.25		0.74	#DIV/0!	1.02
Approach	0.98				#DIV/0!				1.02				0.86		
Intersection	0.99														

	RIVERSIDE DR			MYRTLE AVE			RIVERSIDE DR			MYRTLE AVE		
Trucks												
# Trucks	0	0	0	0	0	0	0	0	0	0	0	0
# All vehicles	62	967	0	0	0	0	25	668	36	56	0	57
% Trucks	0%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	0%	0%	0%	#DIV/0!	0%

	RIVERSIDE DR			MYRTLE AVE			RIVERSIDE DR			MYRTLE AVE		
Bikes												
# Bikes	0	0	0	0	0	0	0	0	0	0	0	0
# All vehicles	62	967	0	0	0	0	25	668	36	56	0	57
% Bikes	0%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	0%	0%	0%	#DIV/0!	0%

ATTACHMENT 6

Correspondence

From: Chandler Tinsman
To: Anne Russett
Cc: Carolina Deifelt Streese
Subject: 611 Greenwood Dr rezoning comments
Date: Tuesday, August 19, 2025 12:30:51 PM

**** This email originated outside of the City of Iowa City email system. Please take extra care opening any links or attachments. ****

This message is from an external sender.

To the Planning and Zoning Commission:

We are Chandler Tinsman and Carolina Deifelt Streese, residents and homeowners at 606 Greenwood Drive, directly across from 611 Greenwood Drive. We recently received notice regarding the request to rezone 611 Greenwood from Public/Semi-Public to Multi-Family Residential.

We fully support the addition of more multi-family housing in Iowa City, as well as the plan to refurbish the school lot into a use that will benefit the community. At the same time, we respectfully ask the Commission to consider the future of the wooded area on the north side of the property, known as Roosevelt Ravine.

This ravine contains nature trails historically used by neighborhood residents, provides important habitat for native birds, and serves as a natural buffer against wind and erosion. For these reasons, we request that Roosevelt Ravine remain zoned as Semi-Public, ensuring that it can continue to be preserved, maintained, and enjoyed by the people of Iowa City.

Thank you for your time and consideration.

Respectfully,
Chandler Tinsman & Carolina Deifelt Streese

From: Chandler Tinsman
To: Anne Russett
Cc: Carolina Deifelt Streese
Subject: 611 Greenwood Dr rezoning comments
Date: Tuesday, August 19, 2025 12:30:51 PM

**** This email originated outside of the City of Iowa City email system. Please take extra care opening any links or attachments. ****

This message is from an external sender.

To the Planning and Zoning Commission:

We are Chandler Tinsman and Carolina Deifelt Streese, residents and homeowners at 606 Greenwood Drive, directly across from 611 Greenwood Drive. We recently received notice regarding the request to rezone 611 Greenwood from Public/Semi-Public to Multi-Family Residential.

We fully support the addition of more multi-family housing in Iowa City, as well as the plan to refurbish the school lot into a use that will benefit the community. At the same time, we respectfully ask the Commission to consider the future of the wooded area on the north side of the property, known as Roosevelt Ravine.

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Thank you for your time and consideration.

Respectfully,
Chandler Tinsman & Carolina Deifelt Streese

PROTEST OF REZONING

CITY OF IOWA CITY

TO: HONORABLE MAYOR AND CITY COUNCIL
IOWA CITY, IOWA

We, the undersigned, being the owners of property included in the proposed zoning change, or the owners of property which is located within two hundred feet of the exterior boundaries of the property for which the zoning change is proposed, do hereby protest the rezoning of the following property:

CPA25-0002 Roosevelt Ridge Project

This protest is signed and acknowledged with the intention that such rezoning shall not become effective except by the favorable vote of at least three-fourths of all the members of the council, all in accordance with Section 414.5 of the Code of Iowa.

Property Address: 612 West Benton Street, Iowa City, Iowa 52246

Property Owner(s): Sadie S. May

By: Sadie S. May

By: _____

INDIVIDUAL PROPERTY OWNER(S):

STATE OF IOWA)
JOHNSON COUNTY) ss:

This instrument was acknowledged before me on August 15, 2025 (Date) by Sadie S. May and _____ (name(s) of individual property owner(s)).

JOSEPH VINCENT MALLOY
Commission Number 804586
My Commission Expires
5-25-2026

Joseph Vincent Malloy
Notary Public in and for the State of Iowa

AUTHORIZED REPRESENTATIVE SIGNING FOR PROPERTY OWNER(S):

STATE OF IOWA)
JOHNSON COUNTY) ss:

This instrument was acknowledged before me on _____ (Date) by _____ (name(s) of person(s)) as _____ (type of authority, such as officer, trustee) of _____ (name of property owner) .

_____
Notary Public in and for the State of Iowa

Orig: Council packet
Cc: CA – NDS

05/2022

612 West Benton St.
Iowa City, Iowa 52246
August 15, 2025

Dear Iowa City Planning and Zoning Commission:

I, Sadie S. May, am writing to address my concerns about the rezoning application for the Comprehensive Plan Amendment (CPA25-0002) for the Roosevelt Ridge Project Proposal. I own and live at 612 West Benton Street, Iowa City with members of my family. The legal description of my property is attached to my letter. **The only privately owned residential property contiguous with the proposed development is mine, which** is adversely affected by this plan.

I stand in opposition to this plan. My deep objections are grounded in the second bullet point of the city's Land Use Goals & Strategies of the Comprehensive Plan: **Ensure that infill development is compatible and complementary to the surrounding neighborhood.**

The proposed Roosevelt Ridge Project **does not meet this criteria in several ways.** It is neither compatible nor complementary to the surrounding neighborhood. My objections and concerns are as follows:

- The proposed Roosevelt Ridge Project is not the right project to maintain and complement the character of the Roosevelt neighborhood that has existed for decades in Iowa City. This development project negatively changes the attributes of the Roosevelt neighborhood of single family homes on Benton Street. This high density proposal is too large for the acreage and the existing infrastructure of the neighborhood. The plan transforms this older section of Benton Street into an apartment row, obliterating its longstanding single family residential identity.

- I am a senior citizen and the primary residential property owner directly impacted by this plan. The implementation of the project will disrupt and diminish the quality of my life on my property and in my neighborhood. I will lose the peaceful vistas, their privacy and the security afforded by the green spaces in my own yard. Instead, these benefits will be replaced by noise, chaos, pollution, trash, trespassing, and possible crime, if this proposed project goes ahead. If the Roosevelt Ridge Project were interested in keeping the character of the neighborhood, they would have put parking on the west side of the development where there are no close existing single family homes. However, the Roosevelt Ridge Project proposes parking within 200 feet of my home and property, where there will be constant light and sound disruptions as residents compete for limited parking spaces around the clock. This will only be intensified during football season. In addition, my homeowner's insurance will increase while my property value will be devalued. Such a development will make my property undesirable to maintain and continue as a single family residential property.

- During construction, my life will be impacted by continuous noise, interruption of utilities and disruption of infrastructure. Disturbance of the soil on the hill will irreparably harm my property, through erosion and runoff causing damage from rainwater, snow and soil into my yard. How will drainage from the complex be addressed so that my property is not negatively affected? What are the plans for snow removal from the complex and parking lots in the winter to prevent drainage onto my property? Where will trash bins and garbage disposal be located so that smells and vermin do not infest my property? What barriers will be erected to minimize sound between the complex and my house? These issues are of direct concern to me in relation to my property.

- Furthermore, the addition of 187 apartments, with their accompanying cars will drastically increase the traffic, noise, and pollution on Benton Street, Greenwood Drive, Hudson Avenue, and Miller Avenue. As it is, sometimes we have to wait more than five minutes for traffic to ease for us to get out of our driveway on nongame days. Miller and Hudson Avenues are currently so narrow that only one lane of traffic can travel in a direction at a time on the street. They are not designed for two-way traffic. The traffic impact on the surrounding streets in the neighborhood are detrimental to Briarwood Health Care Center and the Early Explorers Daycare Center. It is clear that the proposed high density plan for Roosevelt Ridge does not offer adequate parking for the number of residents. This means that parking in the neighborhood outside of the complex will become even more difficult, and on game days both the traffic and parking problems intensify.

The Roosevelt Ridge Project will impede the quality of life I have enjoyed in this neighborhood for nearly seven decades. It will also diminish my legacy to my children and grandchildren. I support affordable housing, especially when it preserves existing residential neighborhoods in a sustainable manner. I contend that the proposed Roosevelt Ridge development will permanently harm both my neighborhood and my quality of life. The loss of peace, green space, privacy, security and residential value is too much. The increased traffic, noise, and pollution is too much. The resulting chaos from a high density multi-unit dwelling right next door also too much. This project, as currently constituted, decimates the historic nature of lower West Benton Street as a residential community of single family homes. I urge this Commission to reject this proposal. It is not the right fit for the Roosevelt neighborhood.

Sincerely,

Sadie S. May

Sadie S. May

NOTARIAL SEAL IOWA
JOSEPH VINCENT MALLOY
Commission Number 804586
My Commission Expires
5-25-2026

Joseph Vincent Malloy
Notary Public
State of Iowa

The May property consists of School Commissioner's Subdivision, subdivision pt of Lot 6; Lots 1&2 , as well as School Commissioner's Subdivision, subdivision pt of Lot 6, westerly 110' Lot 8.

August 20, 2025

TO: Iowa City Planning and Zoning Commissioners

RE: Cases # CPA25-0002 and REZ25-0010 (611 Greenwood Drive, Iowa City)

Honorable Commissioners,

I read with interest these two items on your August 27, 2025 agenda. I am familiar with this property and its recent fall into disrepair. Any proposal for a new and viable use of this property should be looked at favorably, and in the best interest of the community.

The one concern I have is that the proposed new development remains long-term affordable housing, as is apparently proposed by the developer. **Affordable housing like this is sorely needed in our community.** Any project that brings this many affordable units to the city should and would be well received. It also seems an appropriate use of this large, formerly public property.

But, as a former P&Z Commissioner myself, I know the Commission and the City have been duped before by developers who SAID they were going to do one thing but ended up doing something entirely different. I would caution the Commission on this potential. **I did not see any conditions recommended by staff that would require the new development to actually be and/or remain affordable housing.**

I would like to suggest that the Commission add such a condition, to protect the intent and integrity of the project. The city would be giving the developer a significant win by changing the Comp Plan designation and zoning designation of this property. The developer should be held to their original proposal or should be required to come before the Commission and City Council if they wish to change their mind in the future.

I would also suggest that any condition for affordable housing by the Commission and City Council be made for a minimum of 20 years, if not permanently.

Thank you for your consideration, and thank you for the important and challenging work you volunteer to do for the City of Iowa City and it's residents!

Sincerely,

Mark Signs
1825 Hollywood Blvd
Iowa City, IA 52240

From:	Paula Swygard
To:	Anne Russett
Subject:	CPA25-0002 and REZ25-0010
Date:	Sunday, August 24, 2025 9:42:23 AM
Attachments:	We sent you safe versions of your files.msg Maps-Miller Orchard area. Swygard.pdf List of recent developments in MONA.pdf

**** This email originated outside of the City of Iowa City email system. Please take extra care opening any links or attachments. ****
Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message is from an external sender.

Anne - please forward to the Planning and Zoning Commission for the 8/27/2025 meeting. Thanks.

Dear Members of the Planning and Zoning Commission,

For those of us who live in the Miller Orchard neighborhood, those of us who fought to try to keep Roosevelt Elementary open, those of us whose children attended Roosevelt where they received excellent educations and who still recall fond memories of their years there, this day has been a long time in the making. It is actually a bit of a relief to finally see this day come.

I fully support the development of more affordable housing in Iowa City. At first glance, this project brings some interesting promise and I believe it is being proposed in good faith. It does lead me to several questions.

Affordable Housing
The staff report states the "applicant is working to secure Low Income Housing Tax Credits for the proposed development; therefore, the proposed development is intended to be an affordable housing project." The staff report implies that all 187 units will be affordable.

My basic understanding of the Low-Income Housing Tax Credit (LIHTC) program is that it's a federal government program to encourage the development of affordable rental housing. The program awards developers federal tax credits to offset construction costs in exchange for agreeing to reserve a certain percentage of units as rent-restricted for lower-income households. The requirements to receive the tax credit are complex, but it is reported that the most common option chosen by developers is the one that requires that at least 40% of the units must be rent-restricted and occupied by tenants whose income is 60% or less of the AMI. Also, information I found states the LIHTC program requires that properties remain affordable for a minimum of 30 years which is divided into two parts: a 15-year initial compliance period and a subsequent 15-year extended-use period.
1. Somewhere along the line I've ended up confused. How many of the 187 units will be reserved as rent-restricted for lower income households? All of them? Or will the development meet the 40% rent-restricted units required to receive the LIHTC tax credit which is around 74 units and 113 units will be market-rate units?
2. If the applicant doesn't receive the LIHTC, will any units be affordable and for how long?

Parking
I'm also confused about the parking requirement for the development.
According to the Iowa City Zoning Code 14-4F-4: INCENTIVIZED AFFORDABLE HOUSING:
B. All Other Zones: Owners of land that are not zoned a Riverfront Crossings zoning designation pursuant to Article 14-2G "Riverfront Crossings and Eastside Mixed Use Districts Form Based Development Standards" or a Form-Based Zone pursuant to Article 14-2H "Form-Based Zones and Standards" who voluntarily provide Affordable Housing in accordance with this Article may utilize the following incentives:
1. Parking Reduction: Affordable Housing dwelling units shall be exempt from providing the minimum number of parking spaces otherwise required by the zoning code. "
1. Does that mean that if the unit within the development isn't designated as an affordable unit, then it's not exempt from the parking requirement? If a development has 40% of its total units reserved for affordable housing, is the parking requirement reduced by 40% or does the reduction also apply to units in the development that are rented at market rate so that absolutely no parking is required for the entire complex?
2. As I recall from the Good Neighbor Meeting, it was stated they are going to provide 113 parking spaces (an interesting number), although they didn't have to provide any (all 187 units will be affordable housing?) Coincidentally 113 is 60% of 187. Does that imply that because they are providing 113 parking spaces, 113 units (60%) can/will be rented at market rate and 74 (40% which meets the LIHTC requirement) will be affordable units? Maybe I'm way off base or reading too much into this.

Traffic
The traffic study, completed while the University was not in session and prior to the full occupancy of Replay at the corner of Myrtle and Riverside, is very thorough, provides a lot of information to digest, and raises some points of concern. And it's easy to fall back on the idea, however simplistic, that these are arterial, high-capacity streets and that's where we put larger developments. However, there's a breaking point and those figures don't translate well into real life experience. It's a point that the neighborhood has brought up again and again and again over the past 10 years every time we've had development after development (all within one-half mile) built in the neighborhood. So again, I'd just like to highlight, one more time, that the report makes no reference to what those of us who live in the area know well – that traffic congestion has greatly increased due to all the recent development (Riverside, Orchard, Riverside/Myrtle) and that cars historically have used Orchard, Hudson, and Miller as cut throughs to/from Hwy 1 and Benton Street as they try to avoid the stop lights and heavy traffic on Riverside. It should be noted that Hudson and Miller are narrower streets which allow parking on one side, making them hard to navigate when faced with opposing traffic and no place to allow them to pass. (see attached map)

A final reminder - in approving CPA25-0002 and REZ25-0010, you are recommending a Comprehensive Plan amendment and a land rezoning. While detailed development plans have been provided, once approved by Council, the Comp Plan and land rezoning are done and the actual building doesn't have to adhere to the plans submitted with the application – only with the zoning requirements and any approved rezoning conditions. So, here's yet another question: With the Comp Plan amended and the land rezoned, what gets developed there if the applicant isn't awarded the Low-Income Housing Tax Credit (LIHTC) and their plans for the property change?

Thank you for your service, your time, and your devotion to making Iowa City a city for all.

This neighborhood has been rocked by large infill developments during the last 10 years (see attachment) and the character of the neighborhood has forever been changed, the result of how the many layers of City plans have been interpreted and amended, sometimes in a piecemeal fashion, but with good intentions. Please take a minute to look through the attached maps and information to get a feel for the larger neighborhood that will be impacted by the Roosevelt redevelopment.

Paula Swygard
Iowa City, Iowa

Development in the Miller Orchard neighborhood

2016 Riverview West, 629 S. Riverside Drive, 96-101 units

2016 Creation of the Orchard District in Riverfront Crossings. The Orchard District was not part of the original Riverfront Crossings plan.

2017 Property at 627 Orchard Court rezoned to Orchard District

2018 Orchard Court Lofts, 627 Orchard Court 45 units.

2018 First expansion of the Orchard District. Area including 224, 226, 330, 650, 652 Orchard Ct, 711, 725, 727, 741, 743 Orchard Street, and 204 W. Benton was rezoned to the Orchard District (RFC-O)

2022 Second expansion of the Orchard District to include 614, 622, 630 Orchard Court. Rezoning with proposal of 187 units defeated as neighbors filed a petition requiring Council supermajority to pass. Area rezoned in 2023 and awaiting redevelopment

2025 Replay Iowa City, designated as student housing, opened August 2025 at Myrtle and Riverside (West Riverfront Subdistrict) with @291 units/648 beds. This project expanded the West Riverfront district and included a Comprehensive Plan amendment, a rezoning from medium density to high density, and an increase in the maximum height bonus.

2025 Roosevelt Ridge proposal. 187 units, affordable housing.

All units are a mix of 1, 2, and 3 bedrooms

This area has redeveloped to high density within the span of a few years. How many of the units in the Riverfront Crossings zoning include affordable housing and for how long? Or was fee-paid-lieu?

That's in addition to the already built apartment buildings from the 1960's and 1970's such as Old Gold Apartments and Michael Street Apartments.

All of these developments have resulted in substantially more traffic congestion.

Development in area bound by Riverside Drive, West Benton Street, Greenwood Ave, Myrtle Ave.

Replay @ 291 units/ 648 beds in 2025

Riverview West @ 96 units To 101 units in 2016

It's ½ mile from Greenwood To Riverside Drive

Roosevelt

187 units proposed

Orchard District not yet developed

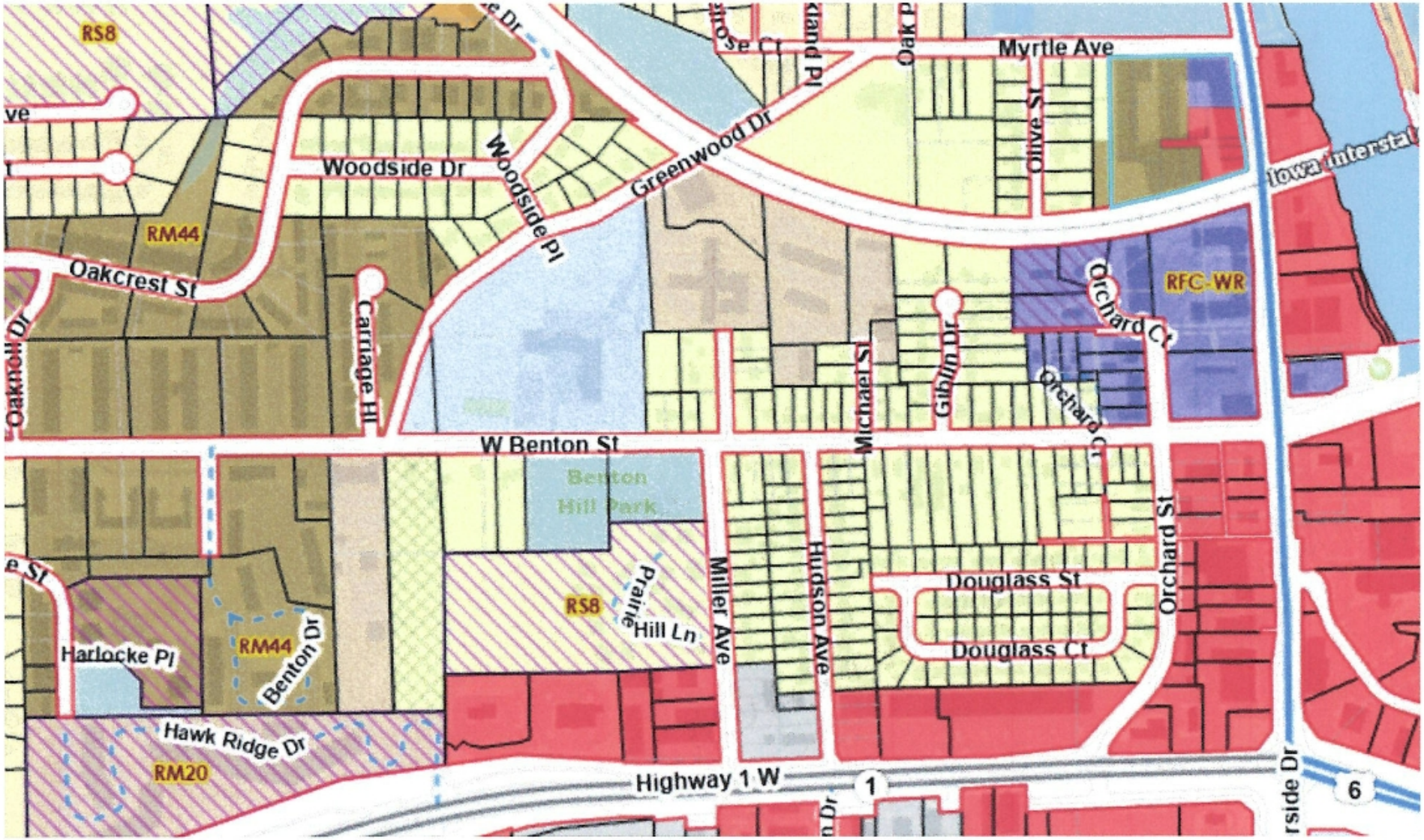
2022 proposal of 187 units defeated. Neighbors filed protest petition.
2023 The area rezoned to The RFC-Orchard District and awaiting redevelopment

Orchard Court Lofts @ 45 units in 2018

P. Swygard

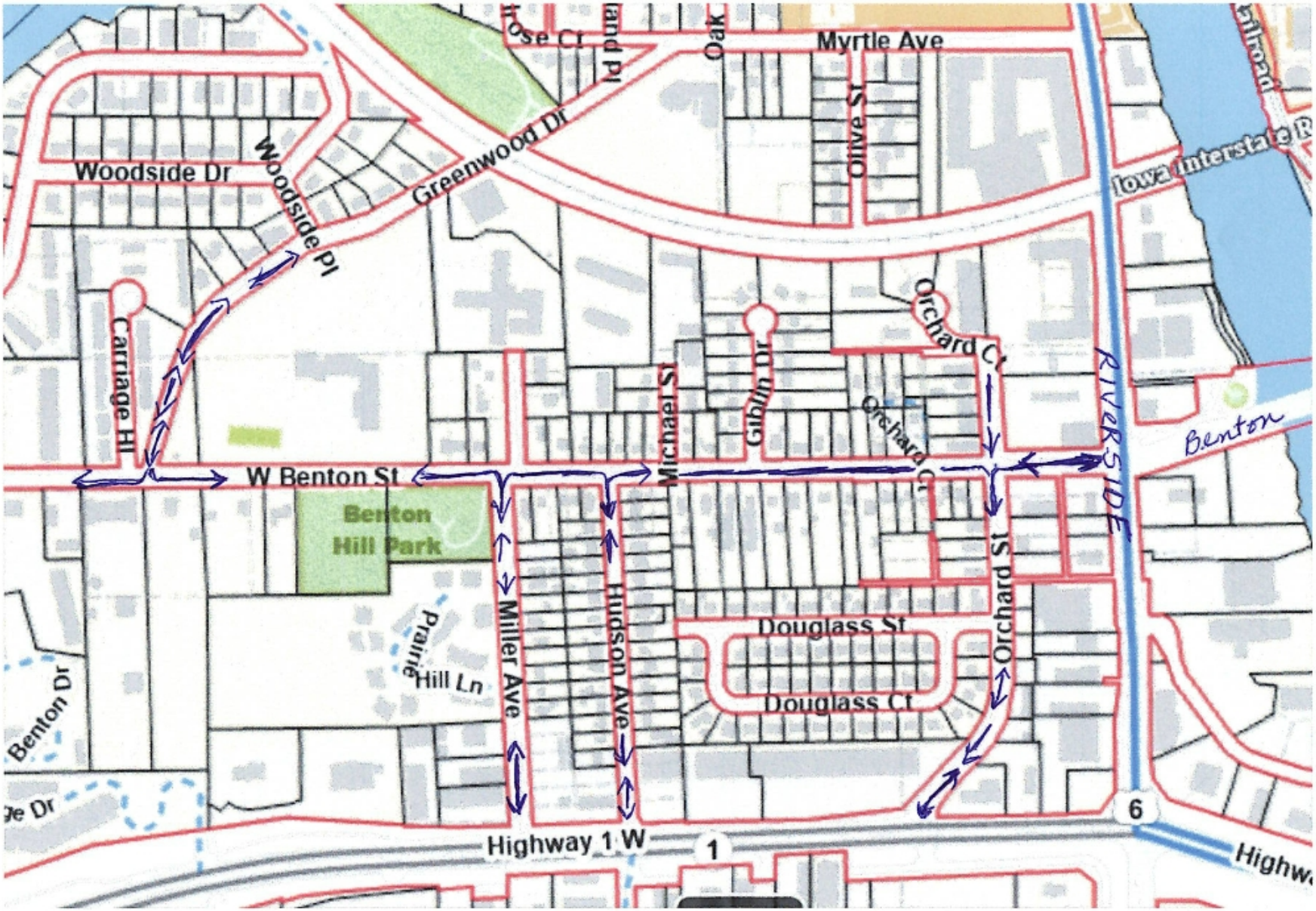
The broader picture-

Zoning and Development in area bound by Riverside Drive, West Benton Street, Greenwood Ave, Myrtle Ave



P Swygard

Traffic flow in Miller Orchard Neighborhood



P. Swygard

Orchard, Hudson, and Miller are used as cut throughs to/from West Benton to avoid stoplights and heavy traffic on Riverside. They provide a quick way to get to/from Walmart, UIHC, etc. There is no parking allowed on Orchard, parking is allowed on the west side of Hudson and the east side of Miller. They are all narrow streets, and it's often difficult to pass oncoming cars. There is a stoplight at Miller/Hwy 1 and Orchard/Hwy 1

Prepared by: Anne Russett, Senior Planner, 410 E. Washington Street, Iowa City, IA 52240; (REZ25-0010)

Ordinance No. _____

Ordinance conditionally rezoning approximately 9.9 acres of land located at 611 Greenwood Drive from Neighborhood Public (P-1) zone to Medium Density Multi-Family Residential Zone with a Planned Development Overlay (OPD/RM-20) (REZ25-0010).

Whereas, TWG Iowa City, LP, has requested the rezoning of approximately 9.9 acres of land located at 611 Greenwood Drive from Neighborhood Public (P-1) zone to Medium Density Multi-Family Residential Zone with a Planned Development Overlay (OPD/RM-20); and

Whereas, the Comprehensive Plan indicates that the subject area is appropriate for residential development at a density of 16-24 du/acre and the Southwest District Plan envisions Medium to High Density Multi-Family development; and

Whereas, the Comprehensive Plan establishes goals that accommodate all modes of transportation while encouraging walking and bicycling and maximizing the safety and efficiency of the transportation network; and

Whereas, due to the topographic challenges with providing a sidewalk along Greenwood Drive, the rezoning creates a public need for the installation of a 10' wide publicly accessible pedestrian connection from West Benton Street north through the subject property to Greenwood Drive; and

Whereas, the rezoning creates a public need to screen the parking spaces located within the eastern parking area from the abutting neighbors to the S3 standard in order to maintain an appropriate buffer between the parking area and abutting residential properties; and

Whereas, the rezoning creates a public need to restrict vehicular access to Greenwood Drive and ensure that access is provided at a near 90-degree angle with Greenwood Drive; and

Whereas, the rezoning creates a public need to improve pedestrian facilities through the installation of a raised crosswalk across Greenwood Drive near the entrance to the site subject to review and approval by the City Engineer; and

Whereas, the Planning and Zoning Commission has determined that, with appropriate conditions regarding the improved pedestrian facilities including a raised crosswalk and a 10' wide public pedestrian path, vehicular access restricted to Greenwood Drive, and the drive to the site on Greenwood Drive at a near 90-degree angle, the rezoning is consistent with the Comprehensive Plan; and

Whereas, Iowa Code §414.5 (2025) provides that the City of Iowa City may impose reasonable conditions on granting a rezoning request, over and above existing regulations, in order to satisfy public needs caused by the requested change; and

Whereas, the owner, TWG Iowa City, LP has agreed that the property shall be developed in accordance with the terms and conditions of the Conditional Zoning Agreement attached hereto to ensure appropriate development in this area of the City.

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

Section I Approval. Subject to the Conditional Zoning Agreement attached hereto and incorporated herein, property described below is hereby classified Medium Density Multi-Family Residential Zone with a Planned Development Overlay (OPD/RM-20), as indicated:

ALL THAT PART OF LOT 7, IN SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., LYING AND BEING NORTH OF THE PUBLIC HIGHWAY RUNNING EAST AND WEST (BENTON STREET) THROUGH SAID LOT 7, SAID LOT 7 BEING SO DESIGNATED ON A PLAT OF SAID SECTION 16 RECORDED IN THE OFFICE OF THE COUNTY AUDITOR OF JOHNSON COUNTY, IOWA, ON MAY 18, 1848.

THIS CONVEYANCE IS MADE SUBJECT TO A LEASE COVERING THE PREMISES ABOVE DESCRIBED TO JAMES A. HENNESSEY AND REGINA HENNESSEY, EXPIRING MARCH 1, 1928, WHICH LEASE HAS BEEN ASSIGNED TO THE GRANTEE HEREIN.

AND

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 3 IN SCHOOL COMMISSIONERS SUBDIVISION OF SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., WHICH SAID POINT OF BEGINNING IS 1927 FEET WEST AND 670 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 16, RUNNING THENCE WEST 693 FEET, THENCE NORTH 64 FEET MORE OR LESS TO THE CENTER LINE OF MYRTLE AVENUE (NOW KNOWN AS GREENWOOD DRIVE) IN IOWA CITY, IOWA, THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID MYRTLE AVENUE (GREENWOOD DRIVE) TO A POINT DIRECTLY NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH TO THE PLACE OF BEGINNING.

AS A FURTHER CONSIDERATION FOR SAID CONVEYANCE AND AS A COVENANT RUNNING WITH THE LAND, THE GRANTEE HEREIN HEREBY AGREES AND COVENANTS THAT THE EAST 60 FEET OF THE ABOVE DESCRIBED PREMISES SHALL BE AND THE SAME IS HEREBY OPENED AND DEDICATED AS A PUBLIC HIGHWAY OR STREET AND THE SAID GRANTEE SHALL NOT BE PERMIT THE SAME TO BE OBSTRUCTED OR INTERFERED WITH IN ANY WAY AS A PUBLIC STREET, AND THE SAID HIGHWAY SHALL BE KEPT OPEN FOR THE USE OF THE PUBLIC AS FULLY AND EFFECTUALLY AS IF THE SAME HAD BEEN PLATTED AND DEDICATED AND THE SAME ACCEPTED BY THE CITY OF IOWA CITY, IOWA AS A PUBLIC STREET, AND THE ACCEPTANCE THEREOF BY THE CITY OF IOWA CITY, IOWA, AS A PUBLIC STREET, AT ANY TIME HEREAFTER SHALL COMPLETE THE SAID DEDICATION AS FULLY AND EFFECTUALLY AS IF THE SAME WERE ACCEPTED BY THE CITY AT THIS TIME. GRANTEE SHALL CONSTRUCT SUCH FENCES AS SAID GRANTEE MAY DESIRE ALONG THE WEST SIDE OF THE STREET HEREIN DEDICATED BUT SHALL BE UNDER NO OBLIGATION TO CONTRUST (CONSTRUCT) AND FENCES ALONG THE EAST SIDE OF THE STREET SO DEDICATED.

Section II. Zoning Map. The building official 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 the ordinance as approved by law.

Section III. Conditional Zoning Agreement. The mayor is hereby authorized and directed to sign, and the City Clerk attest, the Conditional Zoning Agreement between the property owner(s) and the City, following passage and approval of this Ordinance.

Section IV. 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 any agreements or other documentation authorized and required by the Conditional Zoning Agreement, and record the same, in the Office of the County Recorder, Johnson County, Iowa, at the Owner's expense, upon the final passage, approval and publication of this ordinance, as provided by law.

Section V. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section VI. 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 VII. 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 _____, 2025.

_____
Mayor

Attest:_____

City Clerk

Approved by

_____
City Attorney's Office
(Alexandra Bright – 08/28/2025)

First Consideration: September 2, 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: _____

Prepared by: Anne Russett, Senior Planner, 410 E. Washington, Iowa City, IA 52240 (REZ25-0010)

Conditional Zoning Agreement

This agreement is made between the City of Iowa City, Iowa, a municipal corporation (hereinafter "City"), and TWG Iowa City, LP (hereinafter referred to as "Owner").

Whereas, Owner is the legal title holder of approximately 9.9 acres of property located at 611 Greenwood Drive, legally described below; and

Whereas, the Comprehensive Plan indicates that the subject area is appropriate for residential development at a density of 16-24 du/acre and the Southwest District Plan envisions Medium to High Density Multi-Family development; and

Whereas, the Comprehensive Plan establishes goals that accommodate all modes of transportation while encouraging walking and bicycling and maximizing the safety and efficiency of the transportation network; and

Whereas, due to the topographic challenges with providing a sidewalk along Greenwood Drive, the rezoning creates a public need for the installation of a 10' wide publicly accessible pedestrian connection from West Benton Street north through the subject property to Greenwood Drive; and

Whereas, the rezoning creates a public need to screen the parking spaces located within the eastern parking area from the abutting neighbors to the S3 standard in order to maintain an appropriate buffer between the parking area and abutting residential properties; and

Whereas, the rezoning creates a public need to restrict vehicular access to Greenwood Drive and ensure that access is provided at a near 90-degree angle with Greenwood Drive; and

Whereas, the rezoning creates a public need to improve pedestrian facilities through the installation of a raised crosswalk across Greenwood Drive near the entrance to the site subject to review and approval by the City Engineer; and

Whereas, the Planning and Zoning Commission has determined that, with appropriate conditions regarding the improved pedestrian facilities including a raised crosswalk and a 10' wide public pedestrian path, vehicular access restricted to Greenwood Drive, and the drive to the site on Greenwood Drive at a near 90-degree angle, the rezoning is consistent with the Comprehensive Plan; and

Whereas, Iowa Code §414.5 (2025) provides that the City of Iowa City may impose reasonable conditions on granting a rezoning request, over and above existing regulations, in order to satisfy public needs caused by the requested change; and

Whereas, the Owner agrees to develop this property in accordance with the terms and conditions of this Conditional Zoning Agreement.

Now, therefore, in consideration of the mutual promises contained herein, the parties agree as follows:

1. Owner is the legal title holder of the property legally described as:

ALL THAT PART OF LOT 7, IN SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., LYING AND BEING NORTH OF THE PUBLIC HIGHWAY RUNNING EAST AND WEST (BENTON STREET) THROUGH SAID LOT 7, SAID LOT 7 BEING SO DESIGNATED ON A PLAT OF SAID SECTION 16 RECORDED IN THE OFFICE OF THE COUNTY AUDITOR OF JOHNSON COUNTY, IOWA, ON MAY 18, 1848.

THIS CONVEYANCE IS MADE SUBJECT TO A LEASE COVERING THE PREMISES ABOVE DESCRIBED TO JAMES A. HENNESSEY AND REGINA HENNESSEY, EXPIRING MARCH 1, 1928, WHICH LEASE HAS BEEN ASSIGNED TO THE GRANTEE HEREIN.

AND

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 3 IN SCHOOL COMMISSIONERS SUBDIVISION OF SECTION 16, TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5TH P.M., WHICH SAID POINT OF BEGINNING IS 1927 FEET WEST AND 670 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 16, RUNNING THENCE WEST 693 FEET, THENCE NORTH 64 FEET MORE OR LESS TO THE CENTER LINE OF MYRTLE AVENUE (NOW KNOWN AS GREENWOOD DRIVE) IN IOWA CITY, IOWA, THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID MYRTLE AVENUE (GREENWOOD DRIVE) TO A POINT DIRECTLY NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH TO THE PLACE OF BEGINNING.

AS A FURTHER CONSIDERATION FOR SAID CONVEYANCE AND AS A COVENANT RUNNING WITH THE LAND, THE GRANTEE HEREIN HEREBY AGREES AND COVENANTS THAT THE EAST 60 FEET OF THE ABOVE DESCRIBED PREMISES SHALL BE AND THE SAME IS HEREBY OPENED AND DEDICATED AS A PUBLIC HIGHWAY OR STREET AND THE SAID GRANTEE SHALL NOT BE PERMIT THE SAME TO BE OBSTRUCTED OR INTERFERED WITH IN ANY WAY AS A PUBLIC STREET, AND THE SAID HIGHWAY SHALL BE KEPT OPEN FOR THE USE OF THE PUBLIC AS FULLY AND EFFECTUALLY AS IF THE SAME HAD BEEN PLATTED AND DEDICATED AND THE SAME ACCEPTED BY THE CITY OF IOWA CITY, IOWA AS A PUBLIC STREET, AND THE ACCEPTANCE THEREOF BY THE CITY OF IOWA CITY, IOWA, AS A PUBLIC STREET, AT ANY TIME HEREAFTER SHALL COMPLETE THE SAID DEDICATION AS FULLY AND EFFECTUALLY AS IF THE SAME WERE ACCEPTED BY THE CITY AT THIS TIME. GRANTEE SHALL CONSTRUCT SUCH FENCES AS SAID GRANTEE MAY DESIRE ALONG THE WEST SIDE OF THE STREET HEREIN DEDICATED BUT SHALL BE UNDER NO OBLIGATION TO CONTRUST (CONSTRUCT) AND FENCES ALONG THE EAST SIDE OF THE STREET SO DEDICATED.

2. Owner acknowledges that the City wishes to ensure conformance to the principles of the Comprehensive Plan. Further, the parties acknowledge that Iowa Code §414.5 (2025) provides that the City of Iowa City may impose reasonable conditions on granting a rezoning request, over and above the existing regulations, in order to satisfy public needs caused by the requested change.

3. In consideration of the City's rezoning the subject property, Owner agrees that development of the subject property will conform to all requirements of the Zoning Code, as well as the following conditions:

    a. Owner will install a 10' wide pedestrian connection and dedicate an associated

public access easement along the eastern portion of the property to extend from West Benton Street to Greenwood Drive prior to issuance of a Certificate of Occupancy. Pedestrian path shall also include pedestrian scale lighting to be reviewed and approved by the City during the site plan review process. Owner shall install and maintain lighting.

b. Restrict vehicular access to the site from West Benton Street to emergency vehicles only.

c. Owner will screen the parking spaces located within the eastern parking area from the abutting neighbors to the S3 screening standard. Only the parking spaces must be screened to the S3 standard, not the driveway.

d. Owner will install a raised crosswalk across Greenwood Drive near the entrance to the site prior to issuance of Certificate of Occupancy, subject to review and approval by the City Engineer.

e. Owner will ensure that the design of the access drive from Greenwood Drive to the subject property is at or near a 90-degree angle as part of the site plan approval, subject to review and approval by the City Engineer.

4. The conditions contained herein are reasonable conditions to impose on the land under Iowa Code §414.5 (2025), and said conditions satisfy the public needs that are caused by the requested zoning change.

5. This Conditional Zoning Agreement shall be deemed to be a covenant running with the land and with title to the land, shall inure to the benefit of and bind all successors, representatives, and assigns of the parties, and shall remain in full force and effect unless and until released of record by the City for the above-described property, upon which occurrence these conditions shall be deemed satisfied and this agreement of no further force and effect. Nothing in this Conditional Zoning Agreement shall be construed to relieve the Owner from complying with all other applicable local, state, and federal regulations.

6. This Conditional Zoning Agreement shall be incorporated by reference into the ordinance rezoning the subject property, and that upon adoption and publication of the ordinance, this agreement shall be recorded in the Johnson County Recorder's Office at the Owner's expense.

Dated this _____ day of _____, 2025.

City of Iowa City

_____
Bruce Teague, Mayor

Attest:

_____
Kellie Grace, City Clerk

TWG Iowa City, LP

_____
By: Louis A. Knoble,
Authorized Representative

Approved by:

_____
City Attorney's Office

City of Iowa City Acknowledgment:

State of Iowa)
) ss:
Johnson County)

This instrument was acknowledged before me on _____, 2025 by Bruce Teague and Kellie Grace as Mayor and City Clerk, respectively, of the City of Iowa City.

_____
Notary Public in and for the State of Iowa

(Stamp or Seal)

My commission expires:_____

TWG Iowa City, LP Acknowledgment:

State of INDIANA
County of MARION

This record was acknowledged before me on September 2, 2025 by LOUIS KNOBLE (name) as Authorized Rep (title) of TWG Iowa City, LP

Michelle Howard
Notary Public Seal State of Indiana
Marion County
Commission Number NP0762416
My Commission Expires 3/23/2033

Michelle Howard
Notary Public in and for the State of Iowa

(Stamp or Seal)

My commission expires: 3/23/2033

Kellie Grace

From: Jackson Taylor <Jackson.Taylor@twgdev.com>
Sent: Thursday, September 4, 2025 6:30 PM
To: Jon Marner; Anne Russett
Cc: Kellie Grace; Danielle Sitzman; Brian Hiltunen
Subject: Re: CPA25-0002 & REZ25-0010 - 611 Greenwood Drive

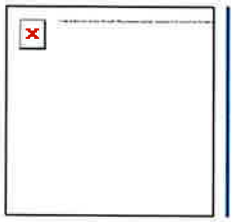
**** This email originated outside of the City of Iowa City email system. Please take extra care opening any links or attachments. ****
This message is from an external sender.

Kellie,

Good evening and hope all is well. Following our meeting earlier this week and as Jon alluded to below, would it be possible to waive the third reading via expedited action from council to approve the re-zoning? We're requesting since our LIHTC application deadline is right around the corner and this would greatly aid us in putting together a more compelling application demonstrating our readiness to proceed. Please let us know if you need anything additional from us to consider this request and we're happy to assist.

Thank you,

Jackson



Jackson Taylor

Senior Development Director

1301 E. Washington St., STE 100, Indianapolis, IN 46202

jackson.taylor@twgdev.com

From: Jon Marner <Jmarner@mms-us.com>
Sent: Thursday, August 28, 2025 5:29 PM
To: Anne Russett <ARussett@iowa-city.org>; Jackson Taylor <Jackson.Taylor@twgdev.com>
Cc: Kellie Grace <KGrace@iowa-city.org>; Danielle Sitzman <dsitzman@iowa-city.org>
Subject: RE: CPA25-0002 & REZ25-0010 - 611 Greenwood Drive

Thanks Anne. I think we should at least see how the first Council meeting goes, then I'll discuss with Jackson whether we make the request.

Thanks,
Jon

Please note our new email address

Item Number: 10.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

A resolution amending the current budget for the fiscal year ending June 30, 2026.

Prepared By:	Nicole Davies, Finance Director
Reviewed By:	Geoff Fruin, City Manager
Fiscal Impact:	FY26 budget revisions are funded through new revenues or available fund balance.
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Notice of Public Hearing FY26 Budget Amendment #1 Resolution

Executive Summary:
The Finance Department requests the City Council to set a public hearing for consideration of amending the fiscal year 2026 annual budget on September 16, 2025. This is the first budget amendment for fiscal year 2026.

Background / Analysis:
Budget amendments are submitted to the Finance Department and reviewed for approval by the Finance Director and City Manager. Requests to carry appropriations over from one year to the next are also submitted and approved in the same manner. A formal recommendation for a budget amendment is then prepared for City Council approval.

The State of Iowa allows cities to amend the annual operating budget for supplemental appropriation authority. These changes may include new or revised revenue and expenditure projections, transfers between funds, and capital improvement plan changes. Increased expenditures must utilize available fund balance or additional revenue sources, as the State does not allow amendments to increase property taxes. According to the City's financial policies, amendments to operating budgets will be made only in the following situations:

emergency situations
transfer from contingency
expenditures with offsetting revenues or fund balance
carry-over of prior year budget authority for expenses that had not been paid as of the end of the fiscal year.

This proposed budget amendment increases overall revenues and transfers-in by $75,268,400, as shown on Line 15 of the attached notice (see Revenues & Other Financing

Sources, lines 1-15). The majority of the increase of revenues being amended is for intergovernmental revenues, transfers in, and other financing sources. Intergovernmental revenues (line 9) are being increased by $18,869,400, which primarily represents State and Federal grants on capital projects and HOME/CDBG and Pro Housing grant revenues that are being carried forward from the prior year. Other Financing Sources (line 13) is being amended by $33,472,800, which primarily represents loan funding for wastewater projects. Transfers in (line 14) are being amended by $22,770,000 for capital improvement projects.

The section entitled Expenditures & Other Financial Uses (lines 16-28) provides for an increase in appropriations of $156,431,600. The majority of the increase in appropriations is for the Business Type/Enterprise program (line 25) and totals $69,722,300. The increase in this program primarily reflects the carry forward of utility fund capital improvement projects from prior years. The next largest increase in appropriations is related to governmental capital improvement projects that are being carry forward from prior years (line 23) and total $51,218,100. The last significant increase is for the Community and Economic Development program (line 20) and totals $11,070,000. This primarily reflects the carry forward of appropriations for the ARPA funding received, as well as, CDBG/HOME programs, Pro Housing Grant and the South District home program.

The net budgeted result to fund balances is a reduction of $81,163,200 (line 29). This reduction will be covered through excess fund balances and bond funds and will not affect property tax revenues or levies. The Notice of Public Hearing for the first budget amendment of fiscal year 2026 is attached to this memo along with a detailed list of the individual amendments.

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET
City of IOWA CITY
Fiscal Year July 1, 2025 - June 30, 2026

The City of IOWA CITY will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026

Meeting Date/Time: 9/16/2025 06:00 PM	**Contact:** Nicole Knudtson Davies	**Phone:** (319) 356-5085

Meeting Location: Emma Harvat Hall
410 E. Washington St.
Iowa City, IA 52240

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-gov-appeals.

REVENUES & OTHER FINANCING SOURCES		**Total Budget as Certified or Last Amended**	**Current Amendment**	**Total Budget After Current Amendment**
Taxes Levied on Property	1	70,579,069	0	70,579,069
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	70,579,069	0	70,579,069
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	4,166,800	0	4,166,800
Other City Taxes	6	4,734,689	0	4,734,689
Licenses & Permits	7	2,182,800	0	2,182,800
Use of Money & Property	8	3,251,300	0	3,251,300
Intergovernmental	9	55,441,442	18,869,400	74,310,842
Charges for Service	10	58,013,200	75,000	58,088,200
Special Assessments	11	800	0	800
Miscellaneous	12	11,522,600	81,200	11,603,800
Other Financing Sources	13	14,257,700	33,472,800	47,730,500
Transfers In	14	54,811,177	22,770,000	77,581,177
Total Revenues & Other Sources	15	278,961,577	75,268,400	354,229,977
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	33,296,700	258,000	33,554,700
Public Works	17	13,695,700	163,200	13,858,900
Health and Social Services	18	684,700	358,900	1,043,600
Culture and Recreation	19	18,163,300	6,000	18,169,300
Community and Economic Development	20	10,874,050	11,070,000	21,944,050
General Government	21	14,375,600	865,100	15,240,700
Debt Service	22	14,390,900	0	14,390,900
Capital Projects	23	37,577,800	51,218,100	88,795,900
Total Government Activities Expenditures	24	143,058,750	63,939,300	206,998,050
Business Type/Enterprise	25	94,945,774	69,722,300	164,668,074
Total Gov Activities & Business Expenditures	26	238,004,524	133,661,600	371,666,124
Transfers Out	27	54,811,177	22,770,000	77,581,177
Total Expenditures/Transfers Out	28	292,815,701	156,431,600	449,247,301
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-13,854,124	-81,163,200	-95,017,324
Beginning Fund Balance July 1, 2025	30	151,768,394	0	151,768,394
Ending Fund Balance June 30, 2026	31	137,914,270	-81,163,200	56,751,070

Explanation of Changes: Amendment includes carryover of revenues and expenditures for projects in the CIP plan, as well as, expenditures carried forward for Black Lives Matter of $635,100, CDBG/HOME of $2,400,200 and ARPA of $3,585,400. This amendment also includes adding in the revenue and expenditures for the Pro Housing Grant of $3,129,200.

Fiscal Year 2027
Budget Amendment #1

Org	Object	Project	Description	Amount	Program Line
10130100	432080		Training Consulting	15,000.00	21
10610220	393910		South District Properties Rehab	(100,000.00)	14
10610220	442010		South District Properties Rehab	100,000.00	20
25490190	490160		South District Properties Rehab	100,000.00	27
10610820	448010		Aid to Agencies	358,900.00	18
10710200	432060		Safe Streets for All	33,200.00	17
23610812	432060	68	Safe Streets for All	375,000.00	20
23610812	334900	68	Safe Streets for All	(12,000.00)	9
23610812	381150	68	Safe Streets for All	(300,000.00)	9
23610812	369100	68	Safe Streets for All	(63,000.00)	12
23610217	432060		Pro Housing Grant	3,129,200.00	20
23610217	331100		Pro Housing Grant	(3,129,200.00)	9
22710220	341300		Sidewalk Repairs	(75,000.00)	10
22710220	473010		Sidewalk Repairs	130,000.00	17
23610230	448010		ARPA Interest	889,600.00	20
71810280	474250		Paratransit Bus	195,000.00	25
73730120	473010		Emergency Repairs to Chlorine Gas Scrubber & HVAC Controls	300,000.00	25
72720140	469030		Wastewater Easement Machine	26,000.00	25
Carry-forwards					
10130100	449280		21 S Linn Parking Lease Agreement	50,000.00	21
10210300	432060		Civil Service Promotional Testing for Fire	15,000.00	21
10210400	448010		Racial Equity & Social Justice Grant Funding	100,000.00	21
10210410	432060		BLM	61,300.00	21
10210410	432080		BLM	186,700.00	21
10210410	432100		BLM	45,000.00	21
10210410	435059		BLM	8,400.00	21
10210410	445140		BLM	2,300.00	21
10210410	445180		BLM	40,000.00	21
10210410	448030		BLM	193,400.00	21
10210410	448040		BLM	98,000.00	21
10210510	448070		Economic Development Opportunity Funds	161,900.00	20
10210515	448010		Public Art Projects	21,500.00	20
10410100	432080		Traffic Study	9,000.00	16
10410220	469320		Walk Your Wheels Decals	4,200.00	16
10410310	474220		Automobiles	244,800.00	16
10570100	469140		Senior Center SciFit Machine	6,000.00	19
10610220	448090		GRIP	79,700.00	20
10610235	448010		ARPA Revenue Replacement	3,550,900.00	20
10610620	432060		Comp Plan & South District Form Based Code Incentives	268,900.00	20
10610620	448010		Historic Preservation Grants	18,600.00	20
21610330	448010		FY25 CDBG Rehab Projects	11,000.00	20
21610330	331100		FY25 CDBG Rehab Funding	(11,000.00)	9
21610320	448010		FY25 CDBGProjects	350,900.00	20
21610320	331100		FY25 CDBGProjects	(350,900.00)	9
21610410	448090		FY25 HOME Admin	20,000.00	20
21610410	331100		FY25 HOME Admin	(20,000.00)	9
21610410	448090		HOME ARPA Admin	164,100.00	20
21610410	331100		HOME ARPA Admin	(164,100.00)	9
21610420	448090		FY22 HOME Projects	100,000.00	20
21610420	448090		FY24 HOME Projects	350,000.00	20
21610420	448090		FY24 & FY25 HOME Rehab	60,000.00	20
21610420	448090		FY25 HOME Projects	460,800.00	20
21610420	331100		FY22 HOME Rehab Funding	(970,800.00)	9
21610420	448090		HOME ARPA Program Operations	869,000.00	20
21610420	331100		HOME ARPA Rehab Funding	(869,000.00)	9
23610216	448010		CBDG-CV	14,400.00	20
23610216	331150		CBDG-CV	(14,400.00)	9
23610230	448010		ARPA	34,500.00	20
24210610	473010		Climate Action Initiatives	50,000.00	21
25490194	473010		Demolish 804 S. Van Buren	40,000.00	20
71810120	474420		Folding Machine & Barnacles	22,300.00	25

71810230	474240		Software	46,300.00	25
71810280	331100		5 Electric Buses	(5,055,600.00)	9
71810280	331150		5 Electric Buses	(903,100.00)	9
71810280	474250		5 Electric Buses	7,500,000.00	25
72720110	432060		Highlander Flow Study	30,000.00	25
72720122	445090		Sludge Hauling	15,000.00	25
72720122	467030		Valve and Flow Meter Replacement	43,000.00	25
72720130	474420		Napoleon Pump Station Automatice Transfer Switch	40,000.00	25
73730120	445230		Lime Hauling	179,800.00	25
73730130	473020	065	Lead Service Line Reimbursements	407,300.00	25
75750121	469190		Furniture	9,900.00	25
81710520	474230		Trucks	1,881,800.00	X
81710520	474240		Tractors	37,200.00	X
81710520	474270		Other Vehicular Equipment	103,600.00	X
83310510	474420		Software	150,800.00	X

CIP Carry-forwards

Org	Object	Project	Description	Amount	Program Line
31410910	476130		Police CIP	56,300.00	23
31410940	362100		Animal Shelter CIP	(18,200.00)	12
31410940	473010		Animal Shelter CIP	205,000.00	23
31450900	473010		Fire CIP	120,600.00	23
31450900	474230		Fire CIP	3,784,100.00	23
31310790	473010		Government Buildings CIP	1,513,300.00	23
31520900	393145		Recreation CIP	(16,100,000.00)	14
10310713	490040		Recreation CIP	16,100,000.00	27
31520900	473010		Recreation CIP	17,010,700.00	23
31530910	473010		Parks CIP	4,769,500.00	23
31530920	473010		Trails CIP	452,100.00	23
31570900	472010		Senior Center CIP	629,300.00	23
31710940	473010		Other Public Works CIP	237,900.00	23
31710940	432040		Other Public Works CIP	832,800.00	23
32710910	334900		Roads CIP	(1,000,000.00)	9
32710910	473010		Roads CIP	17,622,400.00	23
32710920	331100		Bridge CIP	(91,500.00)	9
32710920	473010		Bridge CIP	2,883,300.00	23
32710930	473010		Sidewalk CIP	224,300.00	23
32710950	473010		Traffic Engineering CIP	876,500.00	23
71810915	473010		Parking CIP	2,384,100.00	25
71810925	331100		Transit CIP	(555,700.00)	9
71810925	393235		Transit CIP	(6,570,000.00)	14
71810280	490040		Transit CIP	6,570,000.00	27
71810925	473010		Transit CIP	8,816,500.00	25
72720905	391100	699	Wastewater CIP	(33,472,800.00)	13
72720905	473010		Wastewater CIP	36,943,300.00	25
73730905	473010		Water CIP	3,486,300.00	25
75750905	331100		Landfill CIP	(4,000,000.00)	9
75750905	473010		Landfill CIP	5,536,300.00	25
76850905	331100		Airport CIP	(1,033,000.00)	9
76850905	334900		Airport CIP	(389,100.00)	9
76850905	473010		Airport CIP	1,367,300.00	25
77770905	473010		Stormwater CIP	2,373,900.00	25
83310595	473010		ITS CIP	2,373,900.00	X

State Form Program Lines		
Use of Money & Property	-	8
Intergovernmental	(18,869,400.00)	9
Charges for Services	(75,000.00)	10
Miscellaneous	(81,200.00)	12
Other Financing Sources	(33,472,800.00)	13
Transfers In	(22,770,000.00)	14
Public Safety	258,000.00	16
Public Works	163,200.00	17
Health & Social Services	358,900.00	18
Culture & Recreation	6,000.00	19
Community & Economic Development	11,070,000.00	20
General Government	865,100.00	21
Debt Service	-	22
Capital Projects	51,218,100.00	23
Business-Type/Enterprise	69,722,300.00	25
Transfers Out	22,770,000.00	27
Internal Service (not budgeted)	4,547,300.00	X
	85,710,500.00	
Internal Service (not budgeted)	(4,547,300.00)	
Excess Revenues & Other Financing Sources under Expenditures/Transfers Out	81,163,200.00	29

CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION - FY 2026 - AMENDMENT # 1

To the Auditor of JOHNSON County, Iowa:

The City Council of IOWA CITY in said County/Counties met on 09/16/2025 06:00 PM, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. Thereupon, the following resolution was introduced.

RESOLUTION No. 25-

A RESOLUTION AMENDING THE CURRENT BUDGET FOR FISCAL YEAR ENDING JUNE 2026

(AS LAST CERTIFIED OR AMENDED ON 04/15/2025)

Be it Resolved by the Council of City of IOWA CITY

Section 1. Following notice published/posted 09/05/2025 and the public hearing held 09/16/2025 06:00 PM the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at the hearing:

REVENUES & OTHER FINANCING SOURCES		**Total Budget as Certified or Last Amended**	**Current Amendment**	**Total Budget After Current Amendment**
Taxes Levied on Property	1	70,579,069	0	70,579,069
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	70,579,069	0	70,579,069
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	4,166,800	0	4,166,800
Other City Taxes	6	4,734,689	0	4,734,689
Licenses & Permits	7	2,182,800	0	2,182,800
Use of Money & Property	8	3,251,300	0	3,251,300
Intergovernmental	9	55,441,442	18,869,400	74,310,842
Charges for Service	10	58,013,200	75,000	58,088,200
Special Assessments	11	800	0	800
Miscellaneous	12	11,522,600	81,200	11,603,800
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EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	33,296,700	258,000	33,554,700
Public Works	17	13,695,700	163,200	13,858,900
Health and Social Services	18	684,700	358,900	1,043,600
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Community and Economic Development	20	10,874,050	11,070,000	21,944,050
General Government	21	14,375,600	865,100	15,240,700
Debt Service	22	14,390,900	0	14,390,900
Capital Projects	23	37,577,800	51,218,100	88,795,900
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Business Type/Enterprise	25	94,945,774	69,722,300	164,668,074
Total Gov Activities & Business Expenditures	26	238,004,524	133,661,600	371,666,124
Transfers Out	27	54,811,177	22,770,000	77,581,177
Total Expenditures/Transfers Out	28	292,815,701	156,431,600	449,247,301
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-13,854,124	-81,163,200	-95,017,324
Beginning Fund Balance July 1, 2025	30	151,768,394	0	151,768,394
Ending Fund Balance June 30, 2026	31	137,914,270	-81,163,200	56,751,070

Explanation of Changes: Amendment includes carryover of revenues and expenditures for projects in the CIP plan, as well as, expenditures carried forward for Black Lives Matter of $635,100, CDBG/HOME of $2,400,200 and ARPA of $3,585,400. This amendment also includes adding in the revenue and expenditures for the Pro Housing Grant of $3,129,200.

09/16/2025

City Clerk/Administrator Signature of Certification | **Adopted On** | **Mayor Signature of Certification**

Item Number: 10.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Resolution finding an employee sold tobacco to a minor and assessing a $300.00 civil penalty against Almost Paradise Mini.

Prepared By:	Rebecca Passavant, Iowa City Attorney's Office Administrative Secretary
Reviewed By:	Jennifer L. Schwickerath, Assistant City Attorney
Fiscal Impact:	No impact
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:
Iowa Code Section 453A.22(2) provides that, after a hearing, a civil penalty shall be assessed when an employee of a retailer violates Iowa Code Section 453A.2(1) by selling or providing tobacco to a minor. This hearing is the time designated for the Council to determine if a violation occurred and then to consider whether to assess the civil penalty against Almost Paradise Mini, 125 S. Dubuque St., Iowa City. The civil penalty for a first violation within a two-year period is $300.00.

Background / Analysis:
An employee of Almost Paradise Mini sold tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes to a minor on January 31, 2025. The employee was cited for providing tobacco to a minor in violation of Iowa Code Section 453A.2(1). The citation against the employee was dismissed, not because the sale did not take place, but because of witness unavailability. Iowa Code Section 453A.22(2) uses "violated" as the trigger for proceeding with civil penalties, as opposed to "convicted," therefore, if the Council determines that an illegal sale occurred, it is appropriate for the Council to move forward with the civil penalty for a first violation.

Prepared by: Jennifer Schwickerath, Asst. City Attorney, 410 E. Washington St., Iowa City, IA 52244, 319-356-5030

Resolution number: _____

Resolution finding an employee sold tobacco to a minor and assessing a $300.00 civil penalty against Almost Paradise Mini

Whereas, on January 31, 2025, an employee of Mini Paradise Inc., dba Almost Paradise Mini, 125 South Dubuque Street, Iowa City, violated Iowa Code §453A.2(1) by selling or providing tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes to a minor; and

Whereas, at the time of the violation, Almost Paradise Mini was operating under a retail cigarette permit issued by the City of Iowa City; and

Whereas, pursuant to Iowa Code §453A.22(2), an establishment which holds a retail cigarette permit is subject to a civil penalty of $300.00 the first time its employee violates Iowa Code §453A.2(1), after a hearing and proper notice; and

Whereas, a hearing was held on this date by the City Council to determine whether an employee of Almost Paradise Mini violated Iowa Code §453A.2(1) by selling or providing tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes to a minor and if such violation occurred to assess the civil penalty against Almost Paradise Mini and at said hearing the City Council heard the facts of the violation and the arguments of the retailer, if any; and

Whereas, the City Council finds that an employee of Almost Paradise Mini violated Iowa Code §453A.2(1) on January 31, 2025, and that this is the first such violation of an employee of Almost Paradise Mini within a two-year period to be considered by the City Council under Iowa Code §453A.22(2).

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that the City Council after notice and hearing, pursuant to Iowa Code §453A.22(2) hereby imposes the $300.00 civil penalty.

Be it further resolved, that if the civil penalty is not timely paid within twenty (20) days from the date of this Resolution, Almost Paradise Mini's retail cigarette permit shall automatically be suspended for a period of (14) days, in addition to the $300.00 civil penalty.

Be it further resolved, that the City Clerk will forward a copy of this Resolution to the City Attorney's Office, which will then provide a copy of the same to the retail cigarette permit holder via regular mail sent to the permit holder's place of business as it appears on the application for a retail cigarette permit.

Passed and approved this ___day of _____, 2025.

_____
Mayor

Approved by

Attest: _____ _____
City Clerk City Attorney's Office

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

AYES:	NAYS:	ABSENT:
_____	_____	_____ Alter
_____	_____	_____ Bergus
_____	_____	_____ Harmsen
_____	_____	_____ Moe
_____	_____	_____ Salih
_____	_____	_____ Teague
_____	_____	_____ Weilein

Item Number: 10.c.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Resolution supporting further pursuit of a partnership with Johnson County to meet long-term public safety needs of the community through a joint law enforcement facility aimed at maximizing cost and operational efficiencies for both the City of Iowa City and County of Johnson County.

Prepared By:	Geoff Fruin, City Manager
Reviewed By:	Eric Goers, City Attorney
Fiscal Impact:	N/A
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Johnson County Resolution 2024 City Space Needs Analysis Resolution

Executive Summary:
The City's Strategic Plan called for the completion of a City Hall and Public Safety Headquarters space needs study and directed action to create a plan for implementation. As part of the implementation plan, City City Council authorized a joint study with Johnson County to determine potential cost savings associated with a joint facility. Preliminary results of the joint facility study indicates that a joint facility could save taxpayers approximately 10 million dollars in construction costs compared to building two standalone facilities. This resolution expresses continued support to move forward in partnership with Johnson County and directs the City Attorney and City Manager to work collaboratively with Johnson County to develop draft articles of incorporation for a joint law enforcement authority in such a manner that preserves City Council decision-making authority throughout the joint facility planning and execution process.

Background / Analysis:
In 2023, the City hired OPN Architects to complete a space needs analysis of our public safety headquarters and city hall operations. The City Council received those findings in July of 2024 and concurred with OPN and staff on an overall strategy and implementation plan. That included prioritizing the relocation of both Police and Fire operations off of the Civic Center campus and eventually allowing City Hall operations to be expanded into a new building that would be sited on the current location of the Police and Fire Departments.

Currently police operations encompass 14,000 square feet of a building that was built in 1959 and expanded in 1989. The analysis firmly concluded that the space is undersized for the current scope of the operation and that it fails to meet modern accessibility, functionality and healthy workplace standards. For context, the study highlighted that recently constructed

police stations from much smaller communities in Iowa all contained more square footage than the Iowa City Police Department. The size constraints of the current facility and substandard workplaces are a detriment to the organization and the associated negative impacts will compound and become more costly in time.

As part of the next steps, in February 2025 the City Council authorized an agreement to assess a joint law enforcement facility with Johnson County. Shive Hattery and OPN combined to produce that analysis and the preliminary results show significant cost savings would be anticipated with a joint facility compared to two standalone facilities. In addition, the Johnson County Sheriff and Iowa City Police Chief have expressed their belief that a joint law enforcement facility can additionally provide long-term operational efficiencies that would benefit the community.

RESOLUTION NO. 08-28-25-01

RESOLUTION OF INQUIRY TO THE CITY OF IOWA CITY, IOWA, REGARDING THE POSSIBILITY OF A JOINT LAW ENFORCEMENT AUTHORITY IN JOHNSON COUNTY, IOWA

WHEREAS, the Board of Supervisors (the "Board") of Johnson County, Iowa (the "County") is responsible for the purchase, maintenance, upkeep, improvement and disposal of public facilities both within and outside of the incorporated areas of the County; and

WHEREAS, the Office of the County Sheriff and his jail are both such facilities, required to be placed within the corporate limits of the County Seat, namely, Iowa City; and

WHEREAS, the Board has concluded the present Office of the County Sheriff and County Jail to be insufficient for purpose, for sworn and unsworn staff, as well as those incarcerated there; and

WHEREAS, Iowa law provides that the City of Iowa City (the "City") and the County may form a joint law enforcement authority should both municipalities wish to work together toward a new facility including the City Police Department, Office of the County Sheriff, and County Jail; and

WHEREAS, such a joint law enforcement authority would be responsible for the construction and administration of a joint facility, but with the City and County retaining their jurisdictions, authorities and independence; and

WHEREAS, the Board, by and through its members, has engaged with the County Sheriff, the City Chief of Police, the City Manager and other professional staff in informal conversation, and in formal action by both authorizing the County Jail consultant Shive-Hattery, Inc. ("Shive-Hattery") and the City Police Department consultant OPN Architects, Inc. ("OPN") to work toward integrating their separate space needs analyses with the charge to develop a joint facility proposal; and

WHEREAS, the Board's Criminal Justice Coordinating Committee met on 14th day of August, 2025 to review Shive-Hattery and OPN's report, and received the question: ask the City to formally agree that the City and the County pursue the formation of a joint law enforcement authority; and

WHEREAS, the Committee approved the question upon unanimous consent.

NOW, THEREFORE BE IT RESOLVED, the Johnson County Board of Supervisors inquires to the City of Iowa City as to whether its Council wishes to proceed toward a facility to be governed by a joint law enforcement authority.

It was moved by GREEN-DOUGLASS and seconded by SULLIVAN the Resolution be adopted this 28TH day of AUGUST, 2025.

Roll Call: Fixmer-Oraiz Aye; Green Aye; Green -Douglass Aye; Remington Absent; Sullivan Aye.

ATTEST:

Jon Green, Chairperson
Board of Supervisors

Julie Persons, Auditor
Johnson County, Iowa

Iowa City - City Hall Space Analysis

OPN ARCHITECTS

IOWA CITY
A UNESCO CITY OF LITERATURE

AUGUST 2024

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1 Introduction PG00

2 Visioning PG04

3 Objectives PG20

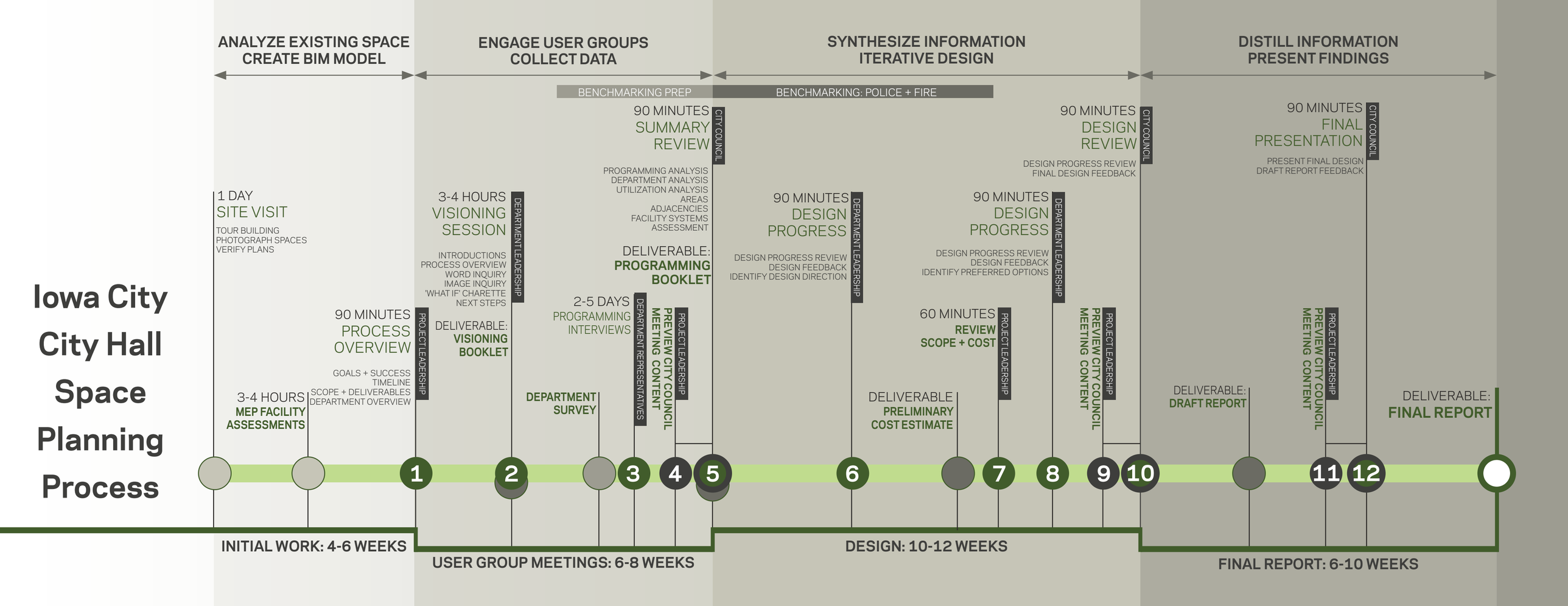
4 Analysis PG28

5 Programming PG52

6 Concepts PG62

7 Realization PG76

Iowa City City Hall Space Planning Process



Introduction

1

Executive Summary

Iowa City's City Hall building, comprised of the City Hall, Police headquarters, and Fire Station #1 in connected structures, has well exceeded its intended capacity. Anticipating both current and future space needs, the City of Iowa City engaged OPN Architects to conduct this space planning study and create a strategy for the future of all three City functions.

A Project Kickoff Meeting was held on August 23, 2023 to communicate these requirements to the design team. Over the course of several months, the project team worked closely with City department heads and their staff to quantify their current and future space needs as well as collect qualitative feedback on the types of spaces that would make City Hall functional, sustainable, and inspiring to both staff and the public.

The study also involved a series of site visits by OPN and Design Engineers, as it was necessary to gain an understanding of existing facilities, adjacencies and systems. Several issues were identified including aging systems, structural issues in the West portion of the facility, accessibility challenges, overcrowding, and lack of daylight.

The project team conducted meetings with City leadership to generate additional feedback, present ideas and concepts, and ultimately build consensus around a vision for the three facilities. The team tested several possible concepts, including combined and separate buildings for Fire, Police and City Hall. Building on these initial concepts, a Preferred Concept emerged to provide a conceptual framework for the reorganization of all three facilities.

The preferred concept proposes moving both Police headquarters and Fire Station #1 to alternate sites and constructing each it's own new facility that meets modern operational needs as well as space requirements. This would then free up the West portion of the existing building, which would be demolished and replaced with a three-story expansion of City Hall to meet growing office and Council chambers needs. A full interior remodel including full replacement of all systems is proposed for the existing portion of City Hall to remain. Larger floor plates provide flexibility for departments to grow and shrink over time, and a 'donut' shaped flow around an interior courtyard will provide ample natural light. Way finding and accessibility will be improved, and shared meeting and amenity spaces across departments will increase floor plan efficiency.

A conceptual cost estimate and timeline can be found in Section 7. At minimum, this plan looks ahead nearly 10 years from today to full project completion. The goal of this planning exercise is not to provide a prescriptive design strategy, but more a vision for tomorrow, as well as the steps that can be taken now to ensure successful, vibrant, and equitable City services long into the future.

Acknowledgements

On behalf of our OPN team, we would like to sincerely thank all of the participants. Your time and dedication to this project has been invaluable.

City of Iowa City Stakeholders

Geoff Fruin, City Manager
Eric Goers, City Attorney
Kellie Grace, City Clerk
Shannon McMahon, City Manager's Office, Communications Division
Nicole Knudtson-Davies, Finance Director
Tracy Heightshoe, Neighborhood & Development Services Director
Ron Knoche, Public Works Director
Josh Worrell, Facility Manager
Darian Nagle-Gamm, Transportation Director
Dustin Liston, Police Chief
Scott Lyon, Fire Chief

Design Team

Our team is composed of talented architects and designers committed to working with the core team and user groups to create a vision for the future use of the Iowa City Hall building.

OPN Architects

Justin Bishop, Partner-in-Charge
Landon Burg, Project Manager
Sophie Donta, Architect

Design Engineers

Justin Marxen, Partner-in-Charge
Brad DeSerano, Electrical Engineer
Kevin Kurka, Mechanical Engineer

Visioning

2

Purpose

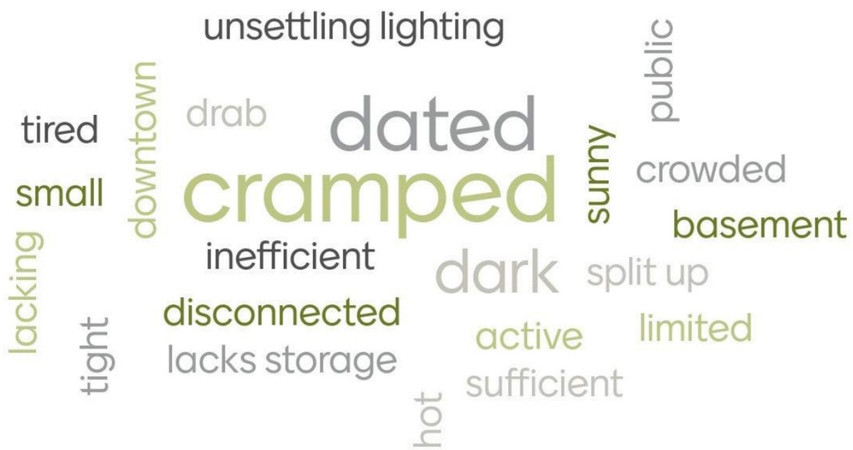
We began with a Visioning exercise to gain insights from leadership & key stakeholders to develop a synthesized vision that will serve as a road map for the master plan. Activities included an Interactive Survey, Design Excellence Goal Setting, Aesthetic Preference Exercise, and What if... Charette. The AIA Framework for Design Excellence served as a guide throughout the visioning process.

Interactive Survey

Participants were asked questions to think about and answer individually

The design team compiled and analyzed the answers using a wordle generator which graphically represents the frequency of word usage. Wordles are a quick way to visualize a broad spectrum of ideas and the relative importance of recurring words and phrases.

What three words describe your space today?



What three words describe your ideal space in the future?

Interactive Survey

What are your core values as a city and a community?

In what ways can your space make your values public?

Design Excellence

Participants were asked to prioritize design excellence goals and initiatives, based on the AIA Framework for Design Excellence.

The AIA Framework for Design Excellence represents the defining principles of design excellence in the 21st century. Comprised of 10 principles and accompanied by searching questions, the framework informs progress toward a zero-carbon, healthy, just, resilient, and equitable built environment.

DESIGN FOR
COMMUNITY

DESIGN FOR
CHANGE

DESIGN FOR
RESOURCES

DESIGN FOR
ENERGY

DESIGN FOR
INTEGRATION

DESIGN FOR
ECOLOGY

DESIGN FOR
DISCOVERY

DESIGN FOR
WELLNESS

DESIGN FOR
ECONOMY

DESIGN FOR
WATER

Stakeholders identified the following principles as priorities for City Hall: Design for Community, Design for Change, Design for Wellness, Design for Energy, and Design for Integration. Project goals related to each principle, identified during the visioning session, are listed below:

Design for Community

- Improve way finding
- Improve accessibility
- Community meeting space
- Public art and green space

Design for Change

- Accommodate future growth in current design
- Consider satellite hubs of service
- Flexible space layouts
- Consider hotelling, alternate modes of work

Design for Energy

- Meet City climate goals
- Increase energy efficiency of building
- Potential for on-site renewables
- Support fleet electrification

Design for Wellness

- Access to daylight and daylight controls
- Biophilic design
- Improved acoustics
- Mental wellness and relaxation features

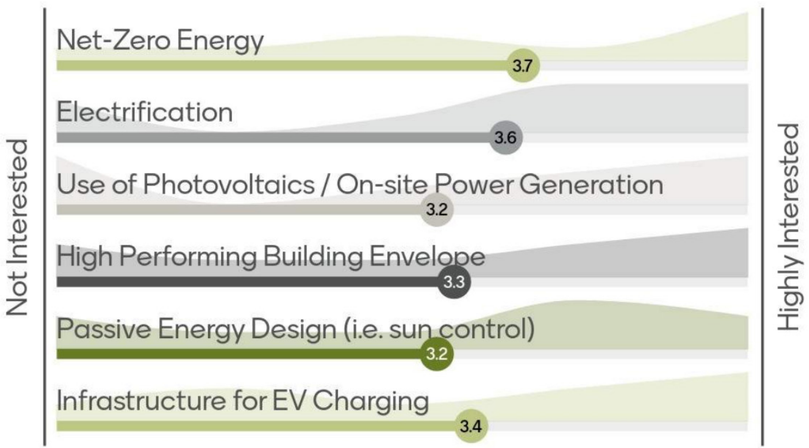
Design for Integration

- Space encourages collaboration between departments
- Sense of civic and employee pride
- Welcoming, warm environments for all

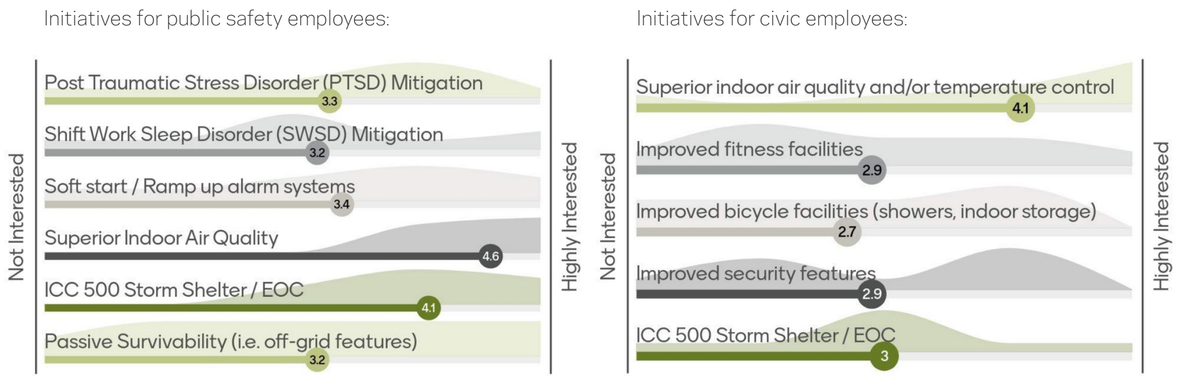
Design Excellence

Participants were asked to prioritize design excellence goals and initiatives, based on the AIA Framework for Design Excellence.

On a scale of 1-5, please rate your interest in the following climate initiatives for City Hall:



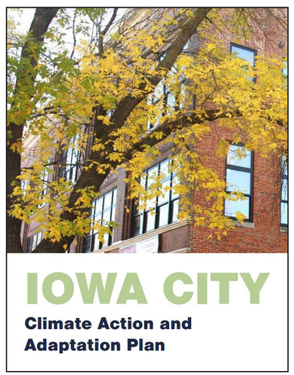
On a scale of 1-5, please rate your interest in the following health, safety and wellness initiatives for City Hall:

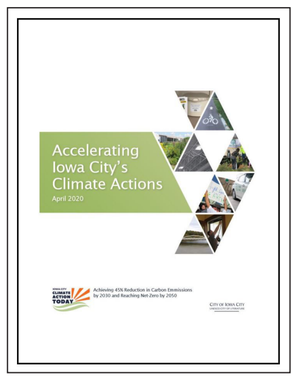


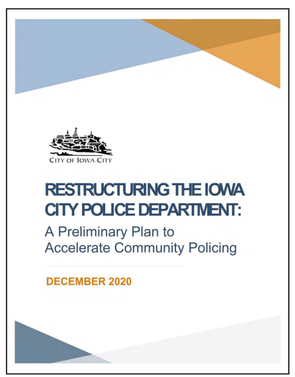
Collective Vision

Past and parallel visioning efforts were reviewed

Relevant City initiatives and strategic plans were discussed with the core team to determine possible impacts on this study, and synergies with our project vision. In particular, the City's goals for climate action were discussed as well as the potential for City facilities to visibly exemplify those goals.



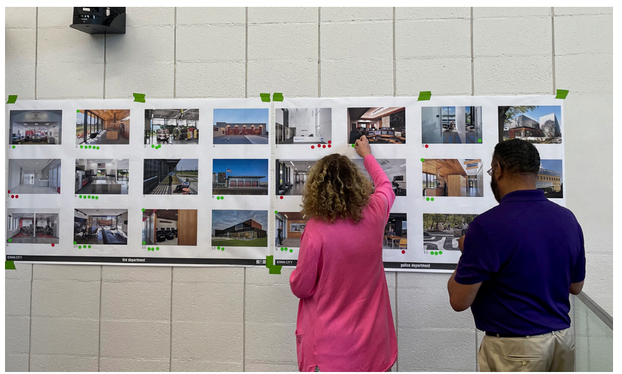




What if... Charette

Brain-storming sessions were facilitated to develop a collective vision for the new facilities

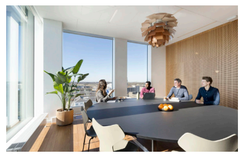
The breakout sessions were an opportunity to dream about possible solutions for future building(s). Some of the discussion revolved around "what if" questions while others focused on broad-strokes planning and allocation of space. The design team selected a variety of precedent images to provide a baseline for feedback. These images were displayed in four groups: Workplace, Civic Spaces, Police Department, and Fire Department. Each participant had the opportunity to vote on their visual response by using red and green sticker dots. Red dots indicated a negative response and green dots indicated positive attributes of the images. A robust discussion follower about why people where drawn to specific images and what that might mean for the design of Iowa City Hall.

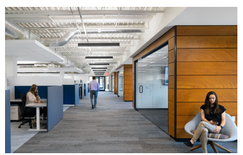
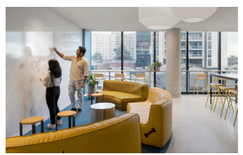
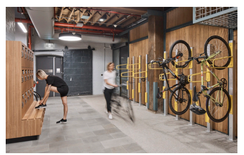


Aesthetic Preferences

Workplace Feedback:

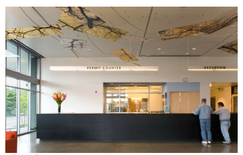
Several common themes resonated with numerous stakeholders including: warmth, natural materials, daylight, bright spaces and a connection to nature. Flexibility and functionally were also strongly prioritized. Negative reactions to some of the images reflected stark modern and minimalist aesthetics, and a lack of acoustical privacy.



Civic Space Feedback:

For Civic spaces, the stakeholders preferred warm, welcoming spaces with ample natural light. Indoor / outdoor spaces and reflections of City history also received positive feedback. Negative feedback on the images focused on too much transparency in the Council chambers and welcome desk configurations that felt less inviting to the public.

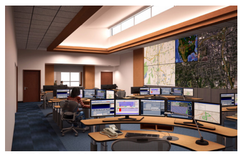


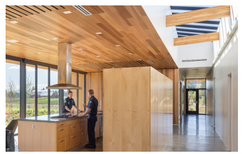
OPN Architects

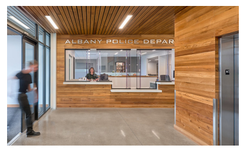
Aesthetic Preferences

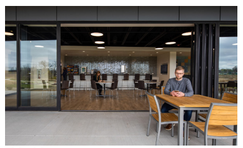
Police Department Feedback:

Positive feedback on Police images focused on connections to nature. Spaces that prioritized wellness also resonated strongly with the group. The stakeholders had negative reactions to spaces that felt sterile, institutional, or intimidating, particularly in the exterior and public entry.



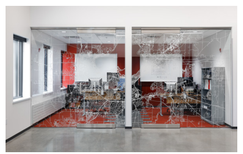






Fire Department Feedback:

Similar feedback was recieved on Fire facilities: natural materials, ample natural light, and employee wellness and comfort were high priorities for the group. Sterile and institutional feeling spaces received negative feedback.



Objectives

3

Guiding Principles

Guiding Principles provide a summary and synthesized vision to articulate the values that will guide the project team and influence future design decisions. These key themes were developed throughout the visioning process, and vetted through surveys sent to a broad group of City employees and stakeholders. They are presented in no particular order, as all 10 were determined to be meaningful and valuable to the project vision.

Welcoming & Inviting

a City building should feel open and welcoming to the public

Excellence in Service

a City building should facilitate excellence in service to the public

Accessibility for All

a City building should promote equal access to space and services

Equity & Inclusion

a City building should feel inclusive to all members of the community

Commitment to Sustainability

a City building should be sustainable in both design and operation

Safety & Resilience

a City building should be safe and resilient in a changing world

Healthy Spaces

a City building should promote health and wellness for employees and visitors

Flexibility & Adaptability

a City building should be designed to adapt to future change

Respect & Dignity

a City building should promote respect and dignity for all

Pride in our City & Community

our City Hall should be a point of civic pride in our community

Analysis

4

Information Gathering

Identifying and solving a problem successfully relies on a full understanding of the issues. This study took a two-pronged approach to gathering both qualitative and quantitative data on the existing conditions of the building and its inhabitants. First, existing building conditions were documented and evaluated by both OPN Architects and Design Engineers. Next, a comprehensive survey was sent to key staff in all divisions, and follow up interviews held with department leaders to determine feedback on how each group functions and the challenges they see in the current facility.

User Groups

City Manager's Office

City Manager | Geoff Fruin

Communications Division | Shannon McMahon, Communications Coordinator

Cable TV | Ty Coleman, Media Production Coordinator

Climate Action | Sarah Gardner, Climate Action Coordinator

Human Resources | Karen Jennings, Human Resources Administrator

Human Rights | Stefanie Bowers, Equity Director

City Attorney's Office

City Attorney | Eric Goers

City Clerk's Office

City Clerk | Kellie Grace

Finance Department

Finance Administration & Purchasing Division | Nicole Knudtson-Davies, Director

Accounting Division | Jacklyn Fleagle, Assistant Director

Revenue / Utilities / Risk Division | Melissa Miller, Revenue and Risk Manager

Information Technology Services | Michael Harapat, ITS Coordinator

Neighborhood & Development Services Department

NDS Administration | Tracy Heightshoe, NDS Director

Neighborhood Services | Erika Kubly, Coordinator

Community Development | Brianna Thul, Community Development Planner

Housing Inspection | Stan Laverman, Senior Housing Inspector

Housing Authority | Rachel Carter, Housing Administrator

Development Services | Danielle Sitzman, Coordinator

Building Inspection | Tim Hennes, Senior Building Inspector

Urban Planning | Anne Russett, Senior Planner

Metropolitan Planning Organization | Kent Ralston, Executive Director

Parks and Recreation Department

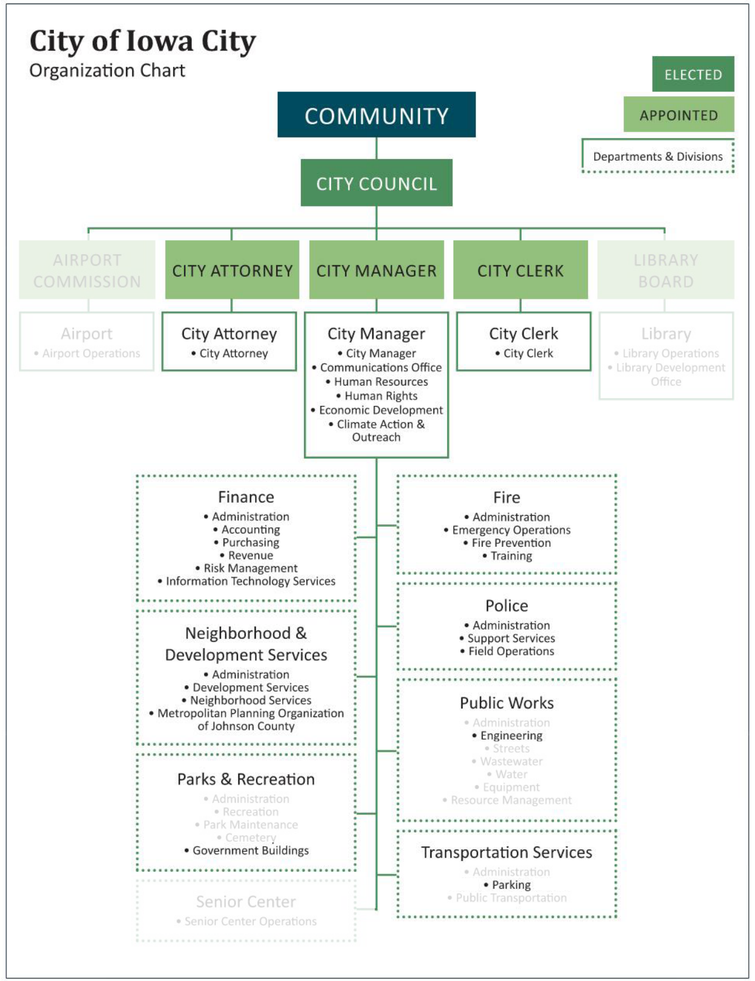
Government Buildings Division | Eric Alvarez, Assistant Facility Manager

Transportation Department

Parking Division | Darian Nagle-Gamm, Transportation Director

Fire Department

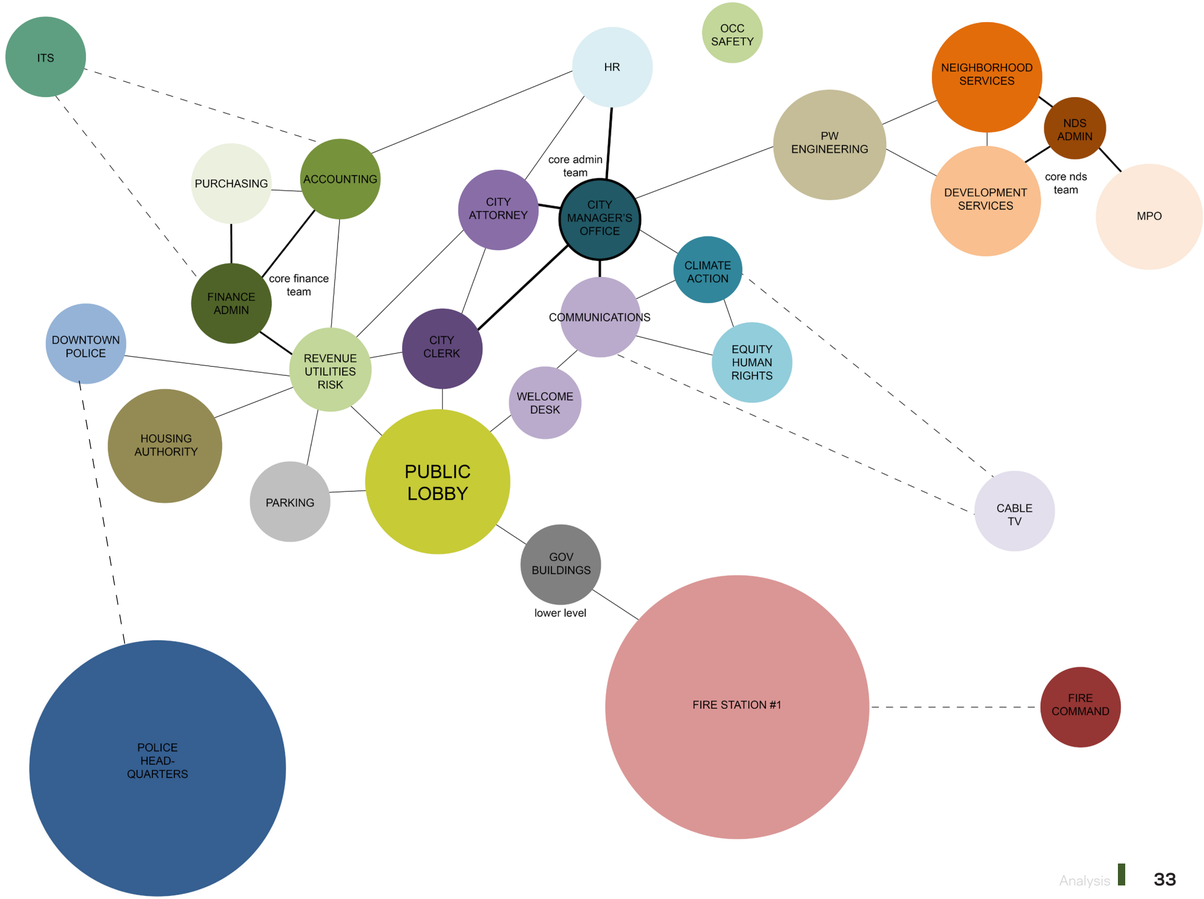
Fire Chief | Scott Lyon



Department Analysis

Department surveys and stakeholder interviews

Though written surveys and follow-up interviews with key leadership, space needs for each division were determined as well as preferred adjacencies between departments, many of whom are currently fragmented in spaces throughout the building. We also looked at optimal proximity of each department to the main public lobby, based on needs for accessibility and frequent access by the public. Three main user group clusters emerged: a City Manager's Office core group, a Finance core group, and an NDS core group, each of which would ideally be located in a physical cluster within the building. The adjacency diagram at right describes the connections we found:



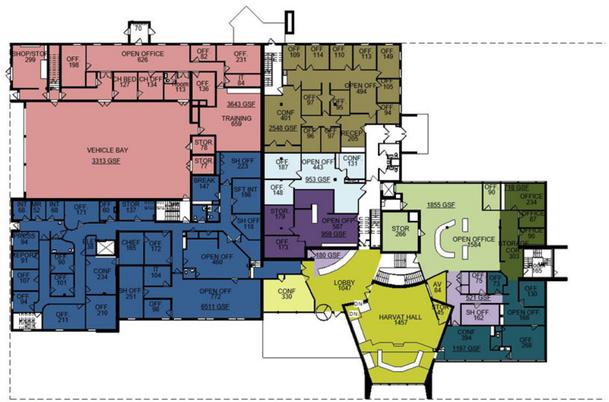
Department Analysis:

Current space distribution by department:

IOWA CITY HALL BUILDING - LOWER LEVEL

0' 10' 20' 30' 40' 50' 100'

CITY ATTORNEY'S OFFICE	1,811 GSF
FINANCE DEPARTMENT, ACCOUNTING DIVISION	1,200 GSF
FINANCE DEPARTMENT, REVENUE / UTILITIES / RISK	524 GSF
FINANCE DEPARTMENT, PURCHASING DIVISION	1,344 GSF
FINANCE DEPARTMENT, ITS DIVISION	2,019 GSF
CITY MANAGER'S OFFICE, CLIMATE ACTION DIVISION	142 GSF
GOVERNMENT BUILDINGS DIVISION	849 GSF
NDS, METROPOLITAN PLANNING ORGANIZATION	1,985 GSF
POLICE DEPARTMENT	3,078 GSF
COMMON SPACES	1,843 GSF



IOWA CITY HALL BUILDING - LEVEL 1

0' 10' 20' 30' 40' 50' 100'

CITY MANAGER'S OFFICE	1,197 GSF
CITY MANAGER'S OFFICE, HUMAN RESOURCES	953 GSF
CITY CLERK	959 GSF
CITY MANAGER'S OFFICE, COMMUNICATIONS DIVISION	521 GSF
FINANCE DEPARTMENT, REVENUE / UTILITIES / RISK	1855 GSF
FINANCE DEPARTMENT, ADMINISTRATION	718 GSF
NDS DEPARTMENT, HOUSING AUTHORITY	2,548 GSF
CIVIC SPACES	2,633 GSF
COMMON SPACES	330 GSF
POLICE DEPARTMENT	6,511 GSF
FIRE DEPARTMENT	6,956 GSF

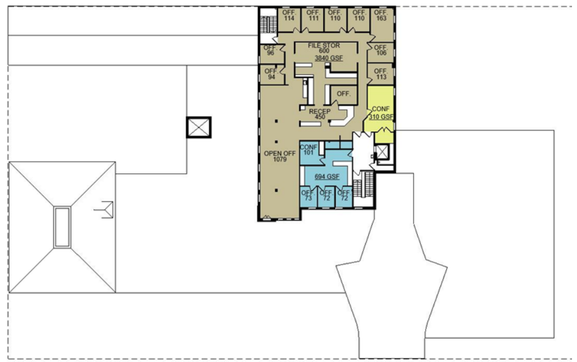
Department Analysis:

Current space distribution by department:

IOWA CITY HALL BUILDING - LEVEL 2

0' 10' 20' 30' 40' 50' 100' N

- NDS DEPARTMENT, NEIGHBORHOOD SERVICES ..... 2,269 GSF
- NDS DEPARTMENT, DEVELOPMENT SERVICES ..... 2,354 GSF
- POLICE DEPARTMENT ..... 2,530 GSF
- FIRE DEPARTMENT ..... 2,732 GSF



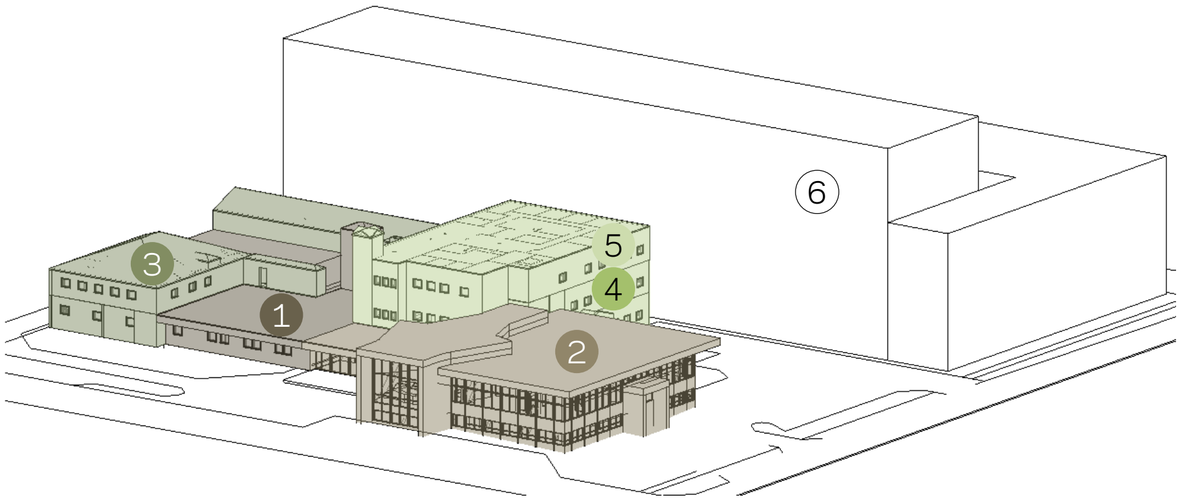
IOWA CITY HALL BUILDING - LEVEL 3

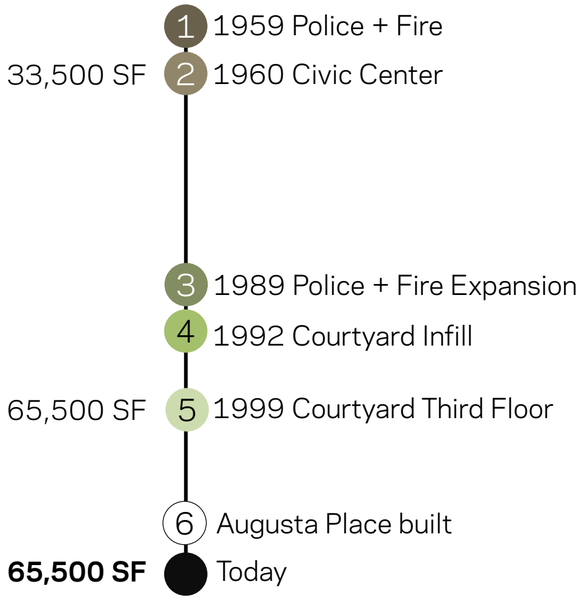
0' 10' 20' 30' 40' 50' 100' N

- PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION ..... 3,840 GSF
- CITY MANAGER'S OFFICE, HUMAN RIGHTS DIVISION ..... 694 GSF
- COMMON SPACES ..... 310 GSF

Building Analysis

IOWA CITY HALL CAMPUS





Existing Observations

The original Fire Station #1, Police Station, and Civic Center (1 and 2 at left) were designed by local architect Henry L. Fisk and completed in two phases in the early 1960's. The public safety wing (west side) was completed first, and consists of a mix of masonry bearing walls and steel columns. This area has been altered many times, and has the least flexible structure of the building. It is also the area in the poorest condition, and most undersized for current needs. The Civic Center (east side) has also been renovated over time, but is a more flexible steel-frame structure with only the council chambers utilizing bearing walls. This wing has ample natural light, and is the most desirable office space in the building.

A second phase of major investment was undertaken in throughout the 1990's, first expanding the police station through a courtyard infill building and adding a second story to the fire station (3). The north courtyard was then infilled with a four-story office wing for City Hall. These more modern additions feature flexible steel frame structure, but a very low ratio of windows to solid facade. As a result of both infills, many existing windows on the original building were lost, and large areas of the City Hall complex are now without access to any natural light. With the completion of the Augusta Towers in 2019, windows along the north side of the building now open into a dark and narrow alley, with many looking directly into the adjacent parking garage.

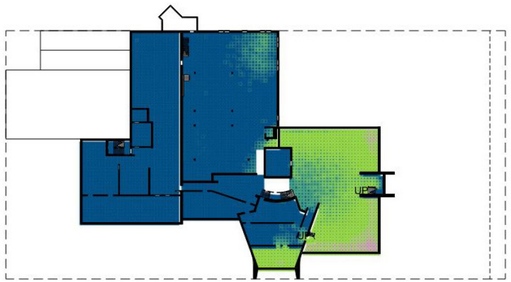
In the present time, the City Hall site is mostly occupied, with a small parking lot remaining to the east side of the building. The current facilities are now undersized for current staffing levels, present increasing maintenance issues, and lack many aspects of modern design best practices, particularly in the public safety side.

Building Analysis

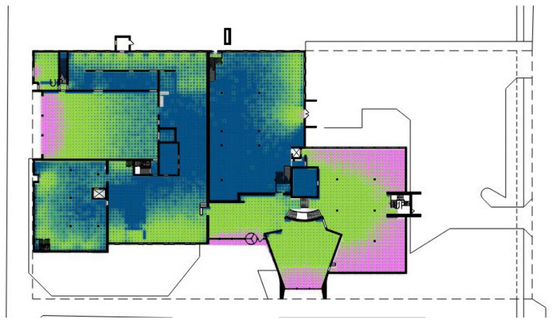
IOWA CITY HALL CAMPUS

LEVEL 2: 90% DAYLIGHT ACCESS

LEVEL 3: 100% DAYLIGHT ACCESS



LEVEL 0: 27% DAYLIGHT ACCESS



LEVEL 1: 60% DAYLIGHT ACCESS

Access to Daylight

Due to the many additions over time, much of the original design's ample access to daylight has been removed, particularly through the courtyard infill projects of the 1990's. The adjacent tall building to the north blocks in many of the remaining windows, leaving most of the desirable office space in the east wing of the civic center.

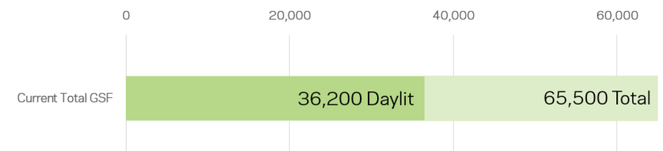
The diagrams at left represent a day lighting analysis on the raw structure of the building - they show the potential access to daylight if all interior non-load bearing walls were removed. This helps to determine what proportion of the building should be used as office space, as typically areas with no access to daylight at all would not be acceptable for office use. The current daylight access in reality is worse than shown, as much of the building perimeter is filled with closed offices that do not allow borrowed light through to the interior. The purpose of studying the best possible scenario here is to determine the amount of square footage within the building that could be redesigned to allow sufficient daylight.

NO DAYLIGHT

LOW DAYLIGHT

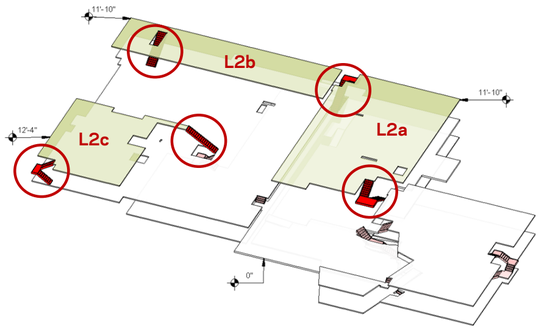
ADEQUATE DAYLIGHT

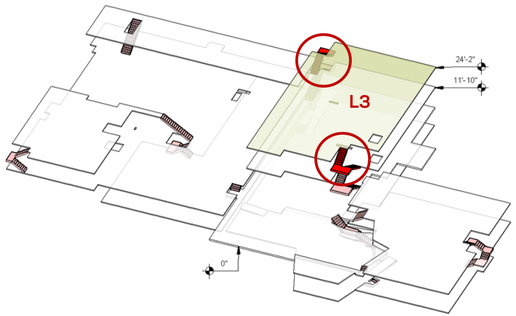
HIGH DAYLIGHT

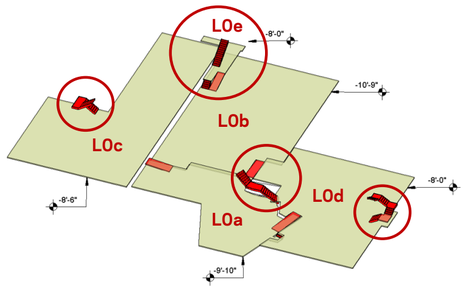


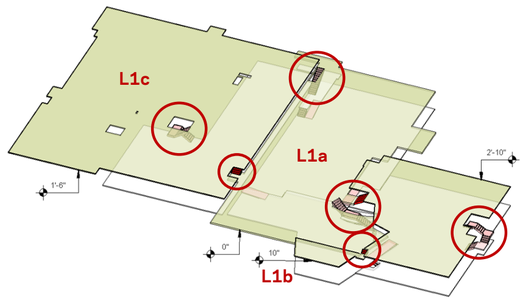
Building Analysis

IOWA CITY HALL CAMPUS



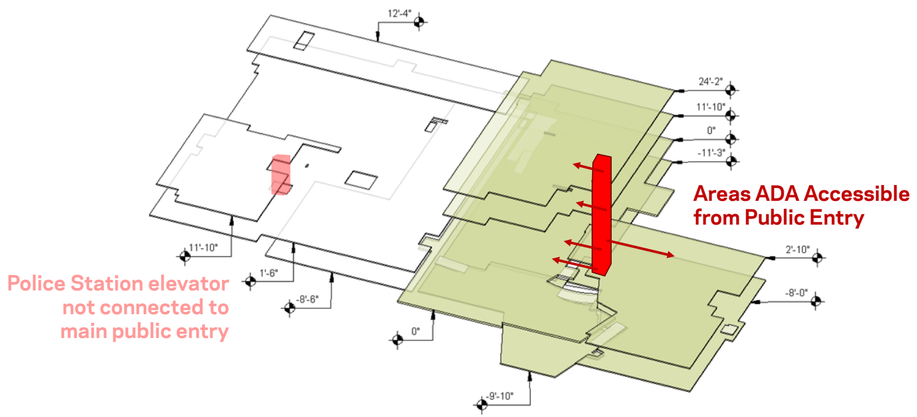






Wayfinding and Circulation

As is common with facilities comprised of many additions, City Hall lacks clear way finding and a single cohesive circulation system. The site slopes from a high point at the west end to a low point at the east, resulting in multiple 'ground' levels at different entrances. The diagrams at left show the various staircases and ramps connecting between levels, of which there are many - the two wings of the original building were not built at the same ground or lower floor levels, and subsequent additions added more levels still. This presents a challenge for clear circulation, but also for building accessibility. The 1990's infill added an elevator to the City Hall side of the building, but it is aging and inadequate. The west Public Safety side remains inaccessible from the main public entry, and any users requiring the elevator would have to turn around, go back outside, and re-enter through the police intake area.



Building Analysis

IOWA CITY HALL CAMPUS

Human Experience

City staff were asked via survey: What are your priorities for City Hall?

Qualitative feedback on the quality of existing space was also gained, and captured in the word cloud at left. Main issues include dated appearance, access to daylight, overcrowding, thermal comfort, and acoustical privacy. Restroom access is also a major issue, with only two accessible restrooms in the building on level 2, only two restrooms to serve the entire second and third floors, and most of the fixtures located in the lower level away from major public areas.

In the public safety areas, aging infrastructure and overcrowding present significant challenges. In addition, modern standards of decontamination are not possible in the current space for the firefighters, and the apparatus bay, sized in the 1960's, is undersized for modern operations. The living quarters at the fire station were designed under the assumption that all firefighters would be male, and remain a single locker room with an open dormitory, unlike the modern pod-style rooms and restrooms featured at all other stations in town. The police locker rooms are also dark and dated, with a major difference in both size and quality between the men's and women's areas.

HARVAT HALL COUNCIL CHAMBERS, SIZED IN 1960

Building Analysis

IOWA CITY HALL CAMPUS

Human Experience

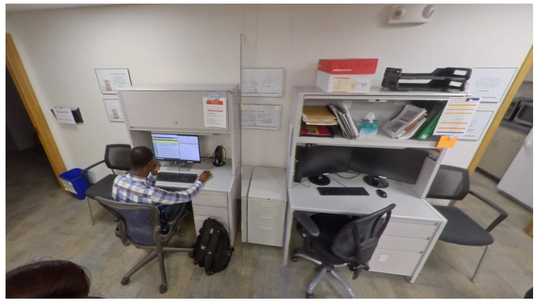
LOWER LEVEL BREAK ROOM

FIRE STATION OPEN DORMITORY

LOWER LEVEL RESTROOM

FIRE STATION APPARATUS BAY, SIZED IN 1960

POLICE STATION WOMEN'S LOCKER ROOM



WORKSTATIONS SPILL INTO HALLWAY AT NDS

INACCESSIBLE POLICE STATION ENTRANCE

SMALL SUPPLY CLOSET USED AS OFFICE

Systems Analysis

IOWA CITY HALL CAMPUS

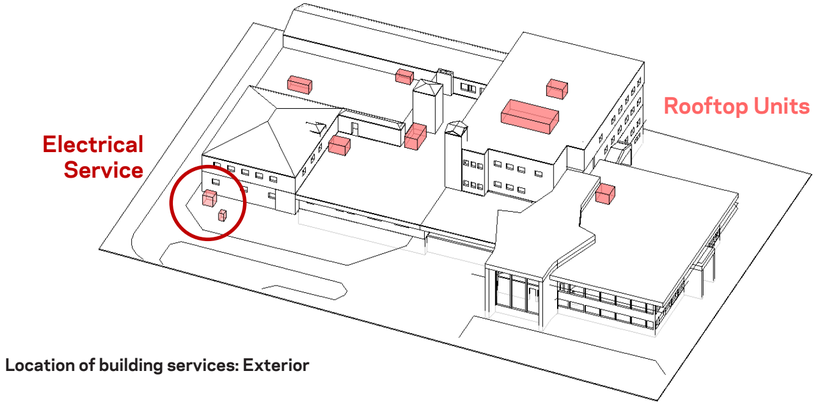
All MEP systems in the current building require significant maintenance, at the expense and inconvenience of the City. Numerous issues have occurred, requiring maintenance staff time and outside contractors. In addition, the number of changes and additions to systems over time result in a complex and poorly documented web of wiring and piping, hidden both in walls and below slab. This adds to maintenance and repair costs as the source of issues must first be located before being fixed.

Plumbing systems will be required to be replaced in their entirety. Some sanitary systems may be suitable for reuse but given the age of the building and amount of rework required, most of the system will likely require replacement

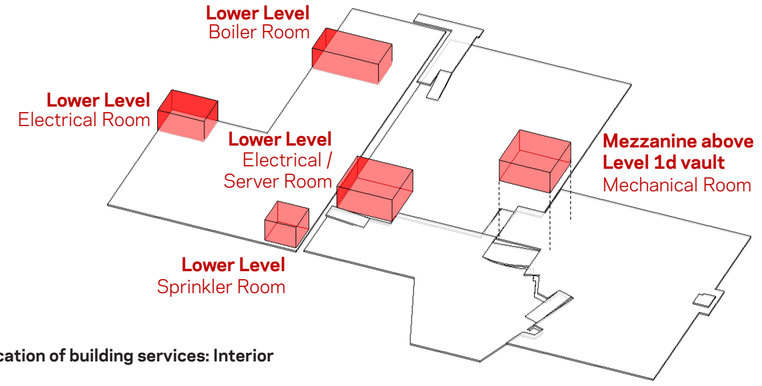
The mechanical systems in the existing-to-remain portions of the building will require complete replacement. The existing systems are not compliant with the Iowa City Climate Action Plan, are very near end of serviceable life, and are not functionally adequate for the upgraded, remodeled space.

The existing electrical distribution system is at its useful life expectancy and needs to be replaced as well.

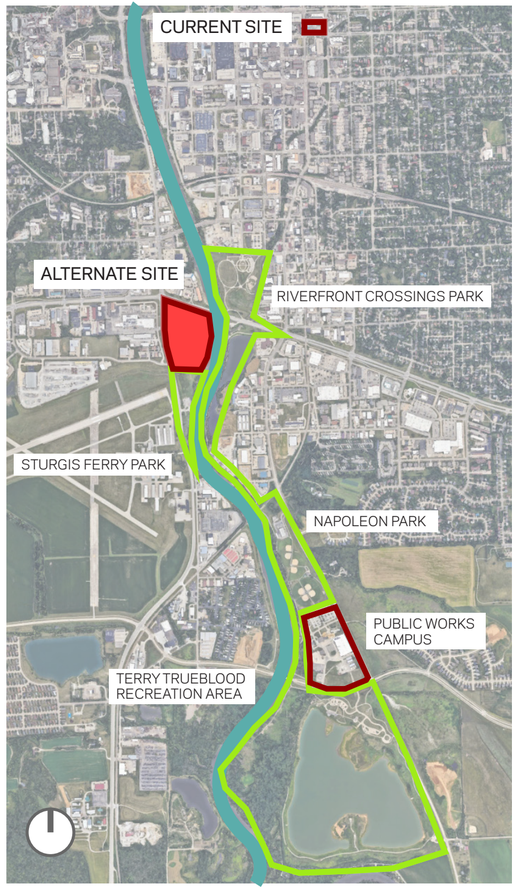
All schemes for addition and / or renovation of the existing building should include a total replacement of all Mechanical, Electrical, and Plumbing systems. Boilers, HVAC equipment, electrical and IT equipment rooms are scattered throughout the building, and replacement of these systems would likely render the whole building unoccupiable for a period of time during construction.



Location of building services: Exterior



Location of building services: Interior



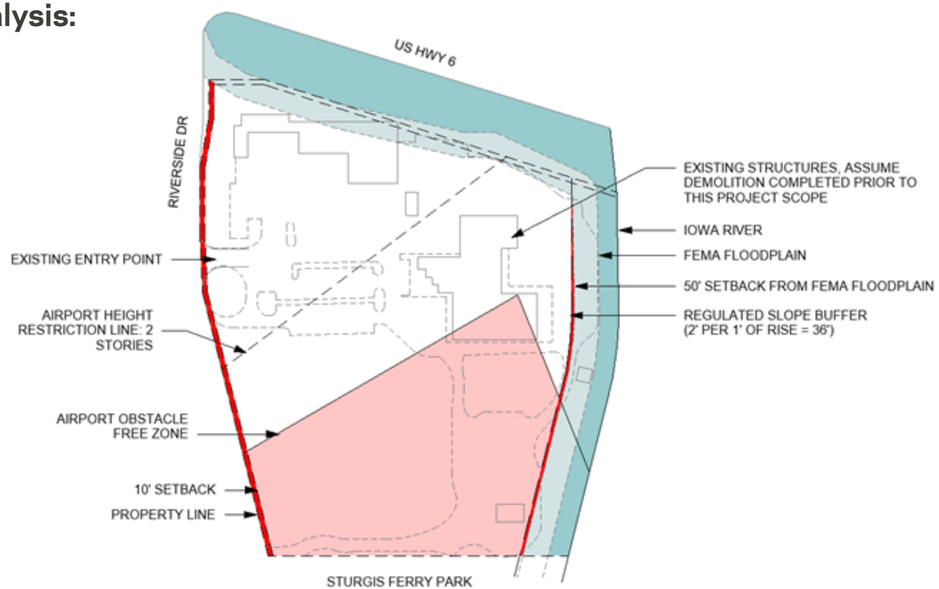
Alternate Site

POSSIBLE POLICE RELOCATION

Alternate Site:

The City proposed, as a possible alternate site for a public safety building, the soon-to-be vacated former Transit site at 1200 S Riverside Dr., Iowa City. Advantages of this site include a corner location near major east-west and north-south roadways that could positively impact response times, and that the City already owns this site. The majority of the site is not buildable due to a variety of factors, including proximity to the Iowa River and resulting floodplain and protected slope areas, possible contaminated soils on the East portion of the site, and height restrictions across the southeast and central portions of site due to proximity to the airport. However, the site connects a long recreation and green space corridor stretching from Riverfront Crossings park to the northeast, and Sturgis Ferry Park, Napoleon Park, and Terry Trueblood Recreation Area to the south and could present a unique opportunity to locate a public safety center on the northwest corner and reserve the remainder of the site as community parkland.

Site Analysis:



Site Features: 1200 S Riverside Dr.

Programming 5

Area Projections

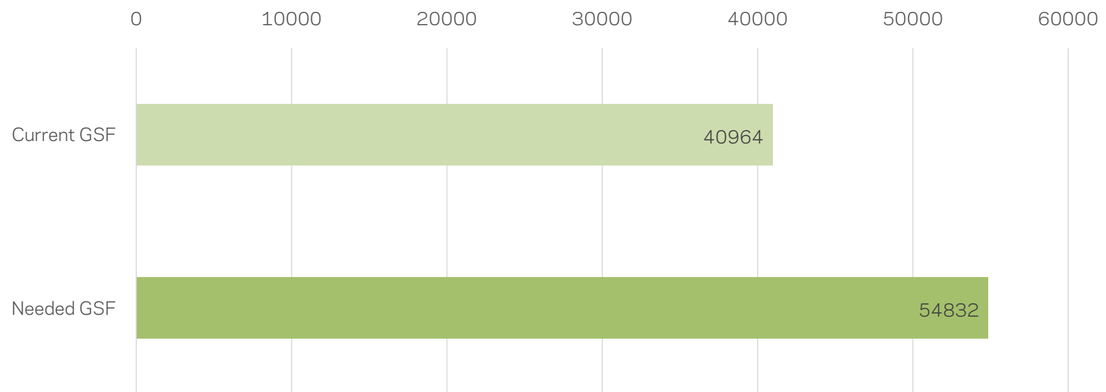
Space requirements for each department have been determined based on the department survey process, department interviews, room typical layouts, and comparative projects, and look to current needs as well as anticipated needs ten years in the future. It is important to note that this space summary is not a detailed Program Statement that explores the specific needs of any particular room or space, but is intended to summarize order-of-magnitude requirements for City Hall, Police Headquarters, and Fire Station #1 that will serve as the basis for the Space Planning Study Concept Scenarios.

Space Needs

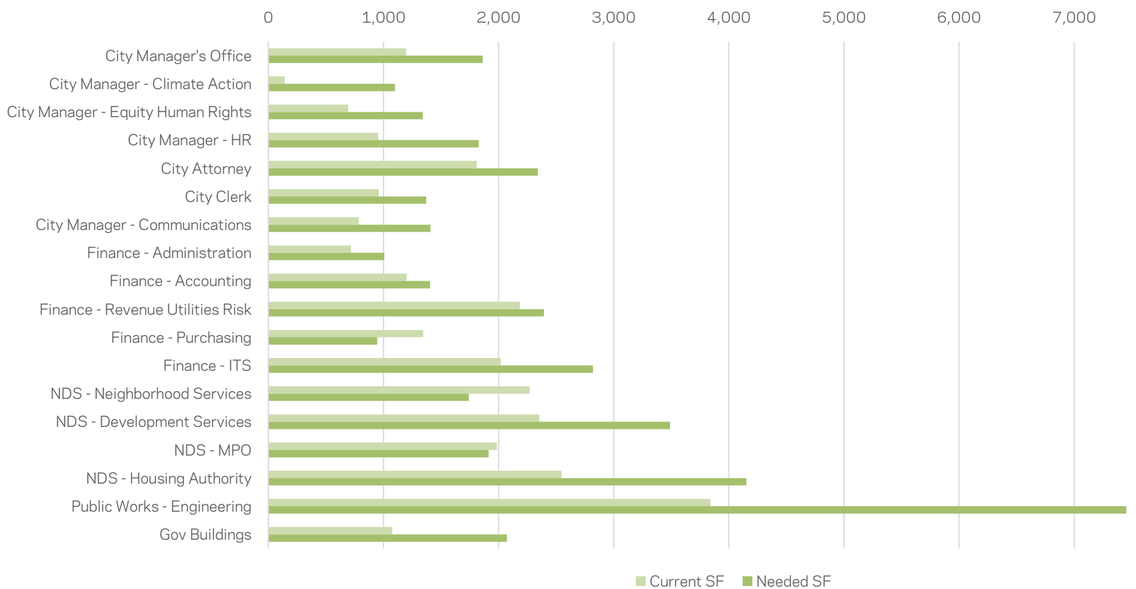
CITY HALL

Overall Needs:

Factors contributing to the needed square footage include a 25% increase in number of workstations needed, increasing the size of the council chambers, right-sizing meeting room space, adding more small and hybrid meeting spaces, including public meeting rooms with translation capabilities, improving amenities for employees including private wellness rooms, a larger break room, and restrooms, and improving circulation and way finding. Sizes listed are in gross square feet, and include program spaces as well as a grossing factor to account for corridors, walls, and other non-programmed space. A detailed breakdown by division is listed at right:



Space Needs by Division:

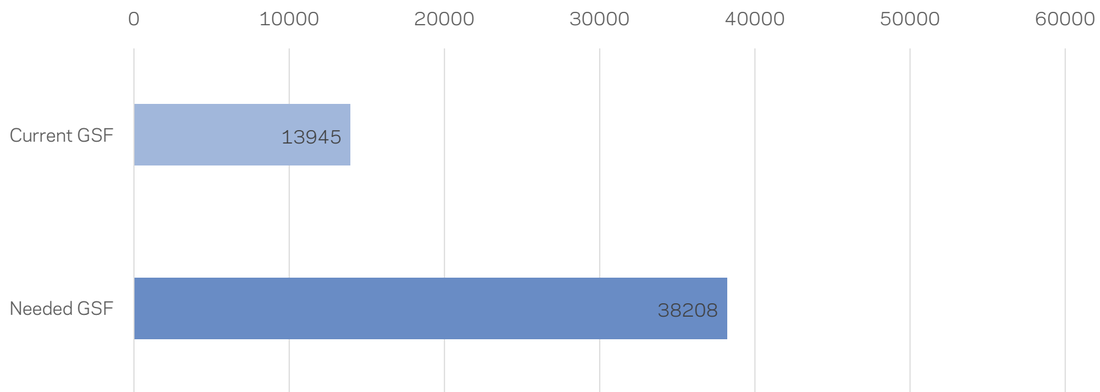


Space Needs

POLICE DEPARTMENT

Overall Needs:

Factors contributing to the needed square footage include increasing the amount of workstations available for staff, providing adequate office space, improving and increasing the number of interview rooms, increasing meeting and training space consistent with police training goals, adding space for community partnership organizations, co-locating a collaborative cyber crimes unit, providing a welcoming and accessible public entry, and modernizing locker rooms. Sizes listed are in gross square feet, and include program spaces as well as a grossing factor to account for corridors, walls, and other non-programmed space.



Peer Facilities:

To validate our program numbers, we looked at a number of recently built peer facilities in the area for police headquarters. Below are three comparable facilities, with town population sizes listed in relation to the size of station.

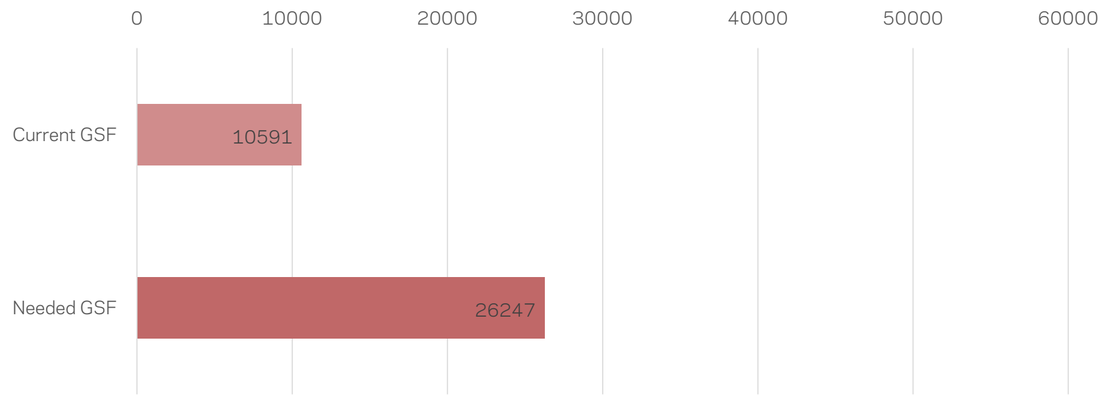
Community	Population	Station Age	Station Size
Iowa City	75,233	1959/1989	13,945 SF
North Liberty	21,399	2020	16,000 SF
Marion	41,864	2013	42,000 SF
Waukee	29,167	UNDER CONSTRUCTION	46,750 SF

Space Needs

FIRE DEPARTMENT

Overall Needs:

Factors contributing to the needed square footage include enlarging the undersized vehicle bay and improving the entry/exit configuration, providing a decontamination sequence between the vehicle bay and interior living and working spaces, replacing the outdated living quarters with modern pod-style rooms, and providing acoustical separation of workspace and daily life. Sizes listed are in gross square feet, and include program spaces as well as a grossing factor to account for corridors, walls, and other non-programmed space.



Peer Facilities:

To validate our program numbers, we looked at the two more recently built stations in Iowa City, Stations #2 and #4. Below are the relative sizes of these facilities built to modern standards, with staff numbers per station, as compared to Station #1. We also looked at a number of recently built peer facilities in the area. Below are three comparable facilities and how their size compares to Iowa City Fire Station #1

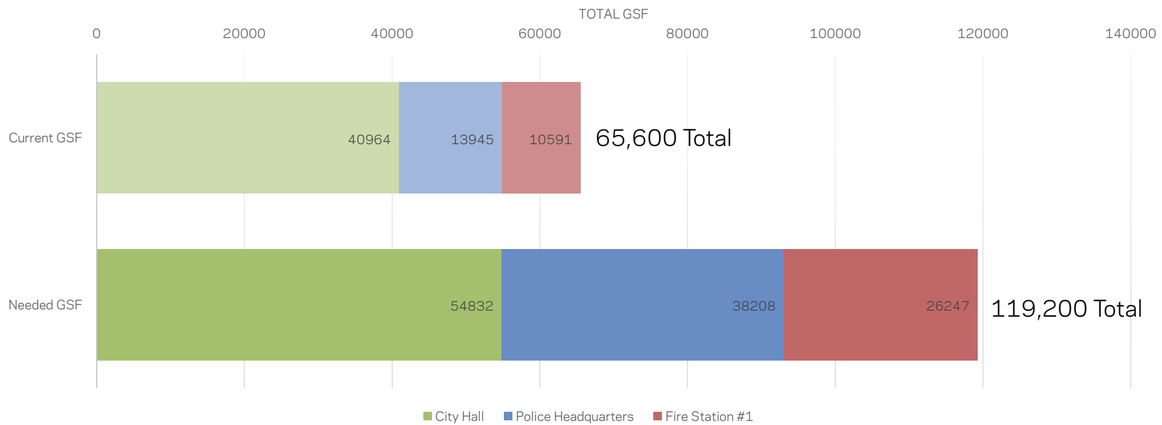
Fire Station	Station Age	Staff #	Station Size
Iowa City Station #1	1959/1989	12	10,591 SF
Iowa City Station #2	2009	3	11,475 SF
Iowa City Station #4	2012	3-5	11,300 SF

Fire Station	Station Age	Station Size
Iowa City Station #1	1959/1989	10,591 SF
Waukee Station #1	UNDER CONSTRUCTION	25,618 SF
Davenport Station #3	2024	17,529 SF
Marion Station #1	2021	21,200 SF

Space Needs

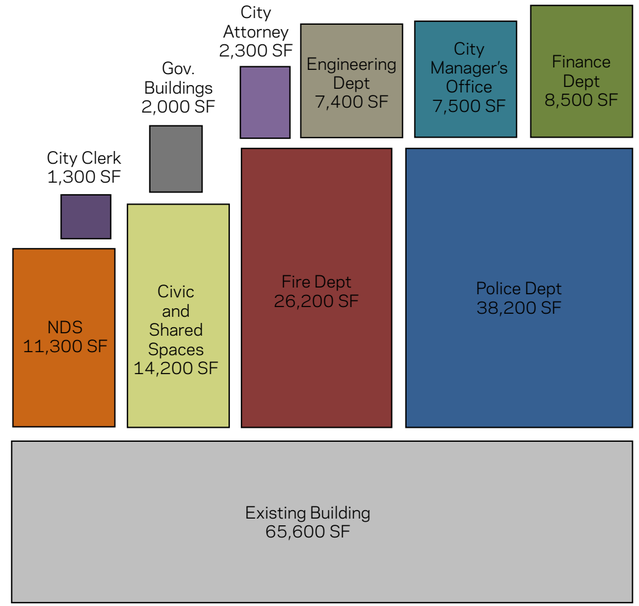
Overall Needs:

Below are space needs for all three parts of the City Hall complex listed together. The existing building, originally 33,500 square feet, was expanded to 65,600 square feet by the year 2000, and has remained at that size since. Current needs, as well as anticipated needs for the next 10 years, demonstrate nearly 120,000 square feet of need, a 180% increase. As the existing site is nearly at capacity, but mostly only built up 1-2 stories above grade, options for renovation, addition, replacement, and moving certain functions off site will all be explored in the next section.



Graphic Representation:

Below are the needed areas by each department, scaled in relation to the size of the existing building. This graphically illustrates how much the current facilities are undersized for current and future needs.



Concepts

6

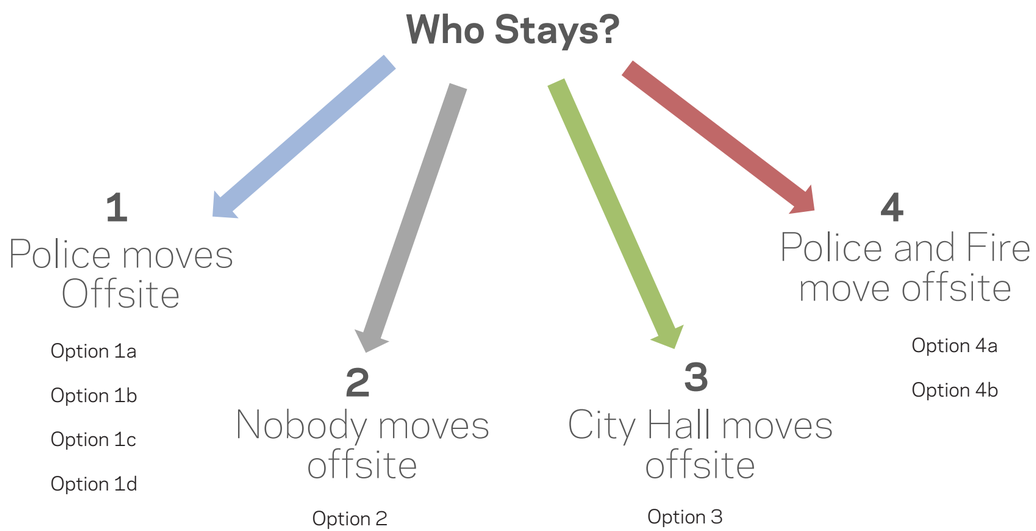
Planning Diagrams

From the programming exercise, it was apparent that more space was needed for all three occupancies currently on site. An iterative process was used to study many space concepts, beginning with how much can fit on the existing site - and it was quickly determined that additional space off-site would be required to adequately and logistically accomodate the program requirements. Next, the question of who would remain on site and who would function equally well or better in a separate structure off site: City Hall, Fire Station #1, or Police headquarters. As a part of the study, several concepts were presented and reviewed with the core team. From these conversations emerged a final preferred concept diagram.

Starting with Program

On site vs Off site

Initial diagrams were organized based on which departments would remain on site, vs who would move to alternate sites: City Hall, Fire Station #1, or Police headquarters.



Design Priorities

Certain factors were determined as priorities that would apply to all design options:

1. Minimize program, particularly essential services, in the flood plain
2. Improve operations and site flow for Fire Station #1
3. No one department should be split between facilities: City Hall functions shall remain grouped, Fire Station functions shall remain grouped, and Police functions shall remain grouped
4. Larger council chambers are needed
5. All work areas should have access to natural light
6. Improve accessibility and mitigate level changes within the building
7. Improve way finding for the public
8. All MEP systems will be replaced with new, more sustainable systems
9. Any areas of new exterior envelope will be energy efficient

Certain factors were also determined as preferences in an ideal option:

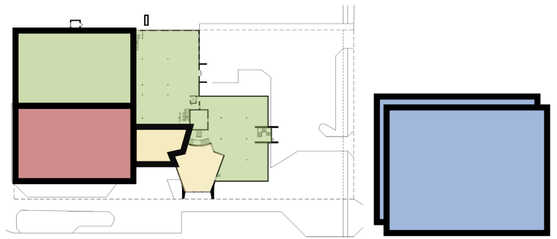
1. Modern dual-entry drive-through configuration for Fire Station #1
2. Shell or future growth space
3. Outdoor area associated with City Hall, for use by staff and the Council chambers
4. Maximize limited parking on site
5. Avoid reusing the West side of the existing building due to its poor condition, low height, and obstacles for future layouts

Iterative Design

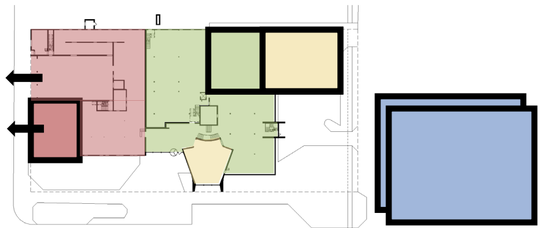
Distilled Options

Eight options were presented to the core team, and distilled down to two preferred options that were further developed for phasing analysis and cost estimate. The preferred options were Option 1d (total replacement, with Fire Station #1 on site) and a modified version of Option 4b (City Hall addition, with Fire Station #1 off site), detailed on the following pages.

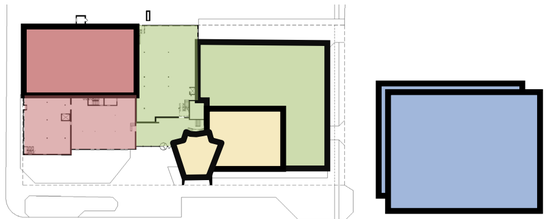
CITY HALL
COUNCIL CHAMBERS
POLICE DEPARTMENT
FIRE DEPARTMENT



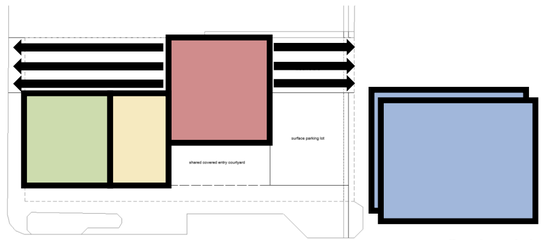
Option 1a



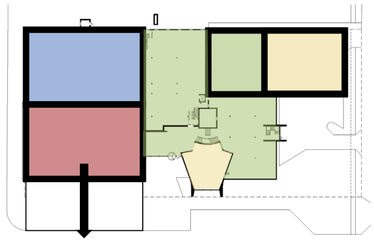
Option 1c



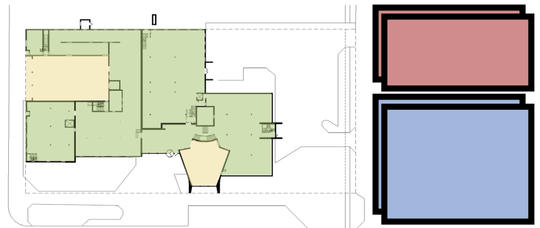
Option 1b



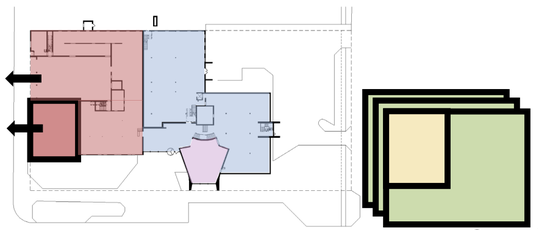
Option 1d



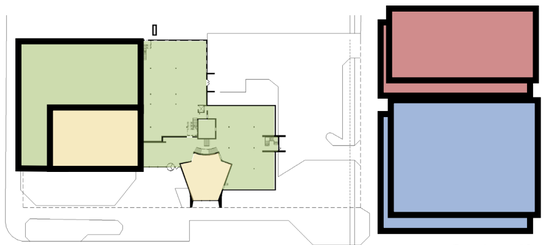
Option 2



Option 4a



Option 3

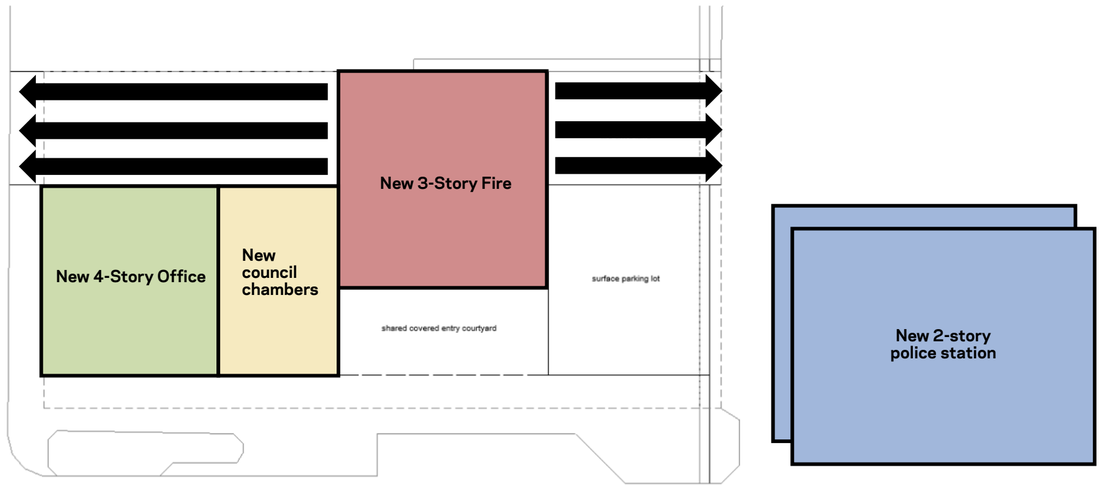


Option 4b

Option 1d

Full Building Replacement with Fire On-Site

Option 1d proposes a two-story new police facility at the Riverside Drive alternate site (or other feasible site), total demolition of the existing City Hall facility, and reconstruction of a 3-story Fire Station #1 plus a 4-story City Hall at the current 410 East Washington site.

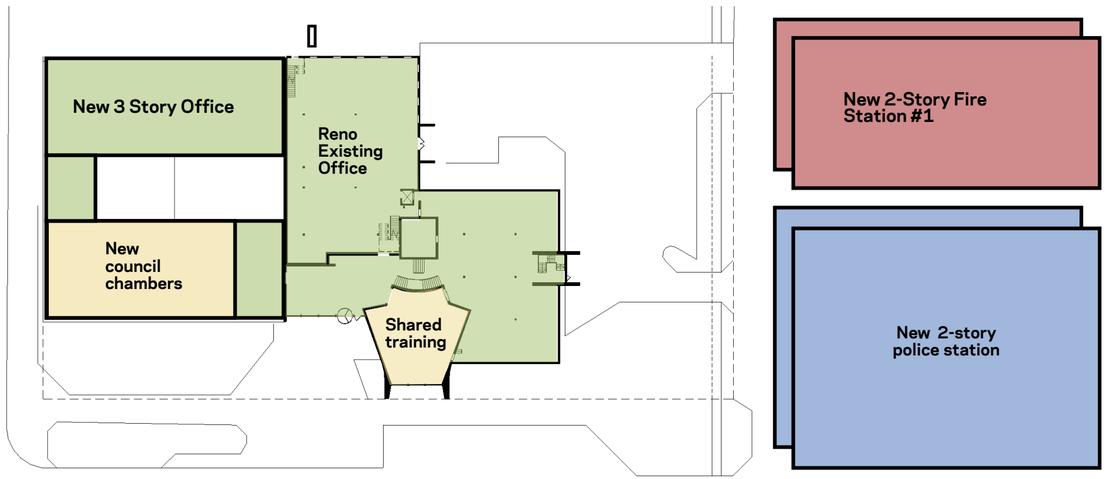


Conceptual massing of Option 1d:

Option 4b

Addition and Renovation with Fire Off-site

Option 4b proposes a two-story new police facility at the Riverside Drive alternate site (or other feasible site), new two-story Fire Station #1 at a suitable downtown site yet to be determined, full interior remodel of the existing East half of the building (1960 Civic Center plus 1990's courtyard infill), demolition of the existing West half of the building, and a 3-story City Hall addition in its place.



Conceptual massing of Option 4b:

Concept Comparison

PHASING AND SCHEDULE

Schedule and potential phasing paths were explored for both options, and determined to be comparable with no major schedule advantages to either path, although Option 4b presents more opportunities for projects or phases to run concurrently as budget allows. While the building cannot be continually occupied in either scenario, due to the total replacement of MEP systems, construction for Option 4b could be phased to allow re occupation of the renovated East half of the building before the West addition is complete, reducing the amount of time temporary space is necessary. Temporary space will be needed for at least the renovation portion of Option 4b and for the duration of construction of Option 1d, and would consist of approximately 25,000 - 30,000 GSF of office space plus a temporary location for the Council chambers. Remote, hybrid or hotelling scenarios could be explored to reduce this square footage.

SUSTAINABILITY

While a total replacement would eliminate areas of inefficient exterior facade, both options include total replacement of MEP systems to include modern, efficient and sustainable systems. In addition, facade and glazing improvements to the existing building to remain in Option 4b could be explored. The other stainability advantage to addition and remodel is the carbon impact of demolishing the full existing structure, and the embodied carbon related to the new materials required to replace it.

QUALITY OF SPACE

Both options provide significantly improved access to daylight for all workers in City Hall. Option 4d also provides dedicated, private outdoor space to be used by employees during warmer months as well as for public events occurring in City Hall. Option 4b also provides larger, more flexible floor plates, resulting in greater flow and collaboration between departments.

FIRE STATION #1 OPERATIONS

In order to achieve the drive-through bays of a modern fire station, and also fit both Fire Station #1 and a City Hall structure on-site in Option 1d, both buildings become vertical by necessity. This results in a 3-story Fire Station, which would distance key personnel spaces from the apparatus bay and result in longer response times. In addition, fitting both buildings on site results in Fire Station #1 being in close proximity to the floodplain, and would require minor site grading to place the apparatus bay above the level of flooding. Building a standalone station, as in Option 4b, would allow for site selection that takes into account the ideal floor plan, drive access and space arrangement of an efficient station.

FUTURE EXPANSION

While Option 1d could be designed for future vertical expansion, there would be no additional room on site for future additions. Due to the compact and vertical nature of City Hall in this option, expanding vertically and / or constructing shell floors in the initial construction effort would result in more physical isolation of departments from one another. Option 4b includes 10,000 SF of shell space in the initial concept, and provides more space both horizontally and vertically for future expansion. In addition, the larger floor plates in this scheme allow for more flexibility in the floor plan as departments grow and shrink over time.

RETENTION OF CHARACTER

A total replacement of the existing building, while providing the opportunity to start fresh, could have political implications as some constituents may feel attached to the building as it is and value its architectural heritage. Retaining the existing Harvat Hall volume and curved entry facade, and designing a thoughtful addition that ties architecturally with the existing mid-century office wing, could alleviate those concerns. On the other hand, an all-new architectural design could feel more fresh and modern to the public.

Cost Comparison

Both options were estimated for order-of-magnitude costs, based on the program identified during the first phase of the study and the square footages outlined in the previous section. A standalone police facility on the Riverside Drive site was estimated with two possible add-ons for vehicle and evidence storage, as well as the two options for City Hall: total replacement with both City Hall and Fire Station #1, and Addition / Renovation to City Hall with a standalone Fire Station #1 on an alternate downtown site.

The costs below include the following:

Direct (Construction) costs
Indirect Costs:
- Design contingency
- Construction contingency
- Contractor fee
- Permits and insurance
- Commissioning
- Fixtures, Furniture and Equipment

And exclude the following:

Costs associated with temp space
Escalation
Financing costs
Professional fees
Additional site acquisition for Fire Station #1
+ Incentives and rebates potentially available under the Inflation Reduction Act or other programs

Item	GSF	Cost	$/GSF
Option 1d	116,000	96.8M	$835
Option 4b	136,000	96.5M	$710
Police add-ons	70,000	22.7M	$325

Option 1d

- Fire and City Hall at Current Site: 76,000 SF.....**64.8M**
  - Replace entire building
- New Police facility at Riverside Drive: 40,000 SF.....**32M**
  - Optional Conditioned Parking: 20,000 SF.....+ 4.5M
  - Optional Evidence Storage: 50,000 SF.....+ 18.2M

TOTAL.....**97M-120M**

Option 4b

- City Hall at Current Site: 70,000 SF.....**45.7M**
  - Renovate East side of building: 40,000 SF
  - Replace West side: 30,000 SF
- New Fire Station #1 at Alternate Site: 26,000 SF.....**18.8M**
- New Police facility at Riverside Drive: 40,000 SF.....**32M**
  - Optional Conditioned Parking: 20,000 SF.....+ 4.5M
  - Optional Evidence Storage: 50,000 SF.....+ 18.2M

TOTAL.....**97M-120M**

Realization

7

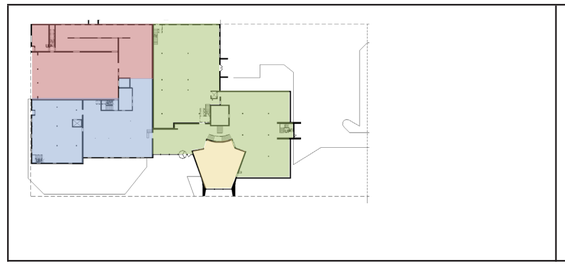
Preferred Concept

Option 4b was identified as the preferred concept, for reasons of phasing flexibility, balancing new construction with renovation, and providing the most opportunity for functional and future-proof structures for all three City entities.

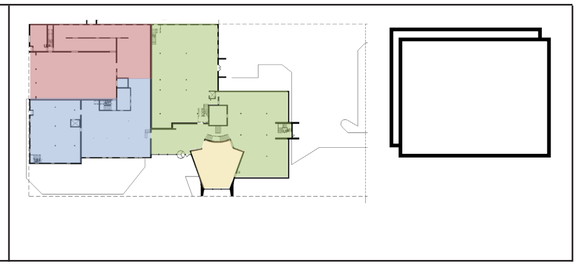
Realization of this concept includes defining each of the three buildings proposed, identifying phasing milestones, and development of a schematic schedule. Next steps discussed at the July 16th, 2024 City Council meeting include identifying potential sites for Fire Station #1, and identifying potential collaboration opportunities for Police Headquarters with the Johnson County Sheriff's Office as they conduct their own space needs assessment.

Preferred Concept:

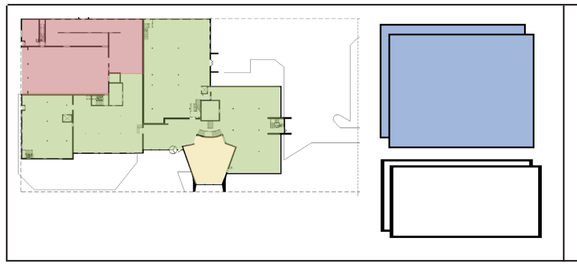
PHASING



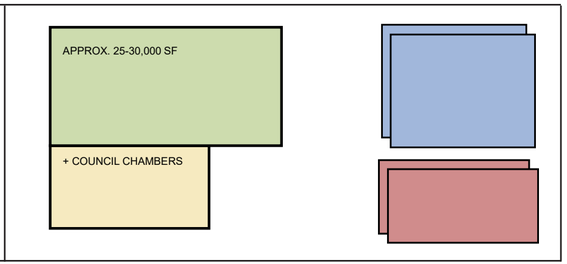
CURRENT STATE



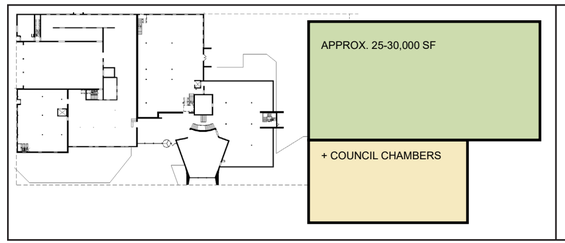
PHASE 1: Construct new Police facility



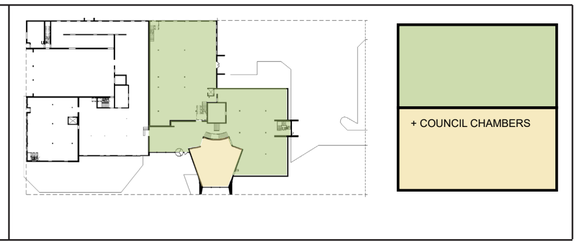
PHASE 2: Move in to new Police facility.
PHASE 3: Construct new Fire facility, can use former Police area at City Hall for temporary office space or fire station expansion while Fire facility under construction.



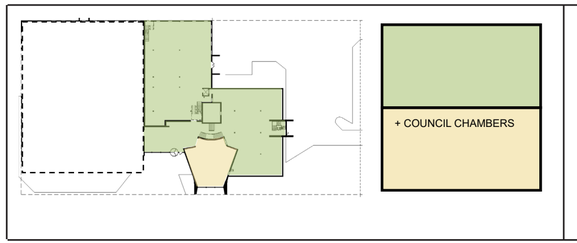
PHASE 4: Move in to new Fire Station #1. Secure temporary space for City Hall and Council chambers.



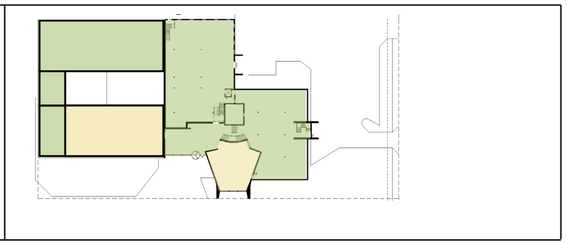
PHASE 5: Vacate existing building. Renovate East side, locate new MEP systems at East half of building.



PHASE 6: Move in to East half of building. Maintain smaller amount of temporary space as necessary, likely around 50% of initial total.



PHASE 7: Demolish West half of building.
PHASE 8: Construct West office and Council chambers addition.



PHASE 9: Move in to completed City Hall.

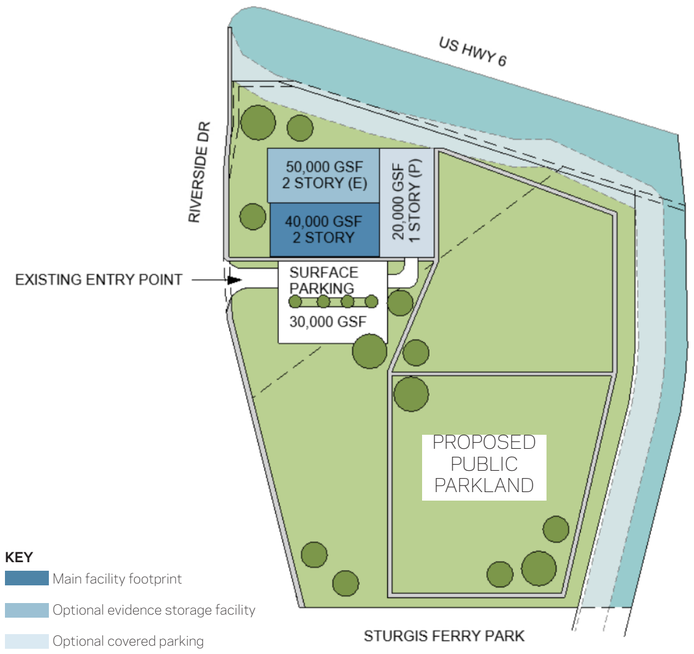
Preferred Concept:

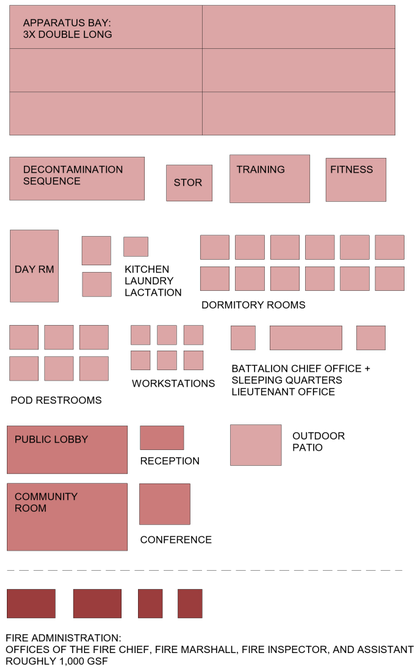
POLICE HEADQUARTERS

Relocation of Police headquarters to the Riverside Drive site is the first step in the phasing of the preferred concept. At right, the area to the north west of the dashed line represents the height-unrestricted buildable area of this site. The aqua areas represent the Iowa River and its floodplain, and the potential building would be clustered around the northwest unrestricted zone as well as the existing entry drive.

Approximate surface parking and building footprints are shown, with optional evidence storage footprint (E) and enclosed parking (P) footprints also shown for scale. Architecturally, this is a prominent corner on two major thoroughfares and placing the structure to the northwest would also provide the most visibility as an anchor point to the area.

These program blocks represent the program areas determined and priced as part of this study for the Iowa City Police Department only; collaboration with the County Sheriff's Office on this site would provide opportunities for shared facilities and economies of scale, but regardless would result in a larger footprint and/or taller structure.





FIRE STATION #1

Relocation of Fire Station #1 to an alternate downtown site is the second step in the phasing of the preferred concept, or could be completed simultaneous with the public safety facility. Identifying and securing a suitable site within the downtown service area will be the primary challenge.

The fire station program includes three apparatus bays with a modern decontamination sequence for firefighters, a large training room, a public lobby and community meeting space, office spaces for the Fire Chief, Fire Marshall, Fire Inspector their assistant as well as workspace for the firefighters of Station #1, fitness and living space for the firefighters, and modern pod-style dormitories.

The facility will need adequate site space for a small amount of standard vehicle parking as well as drive space to park and clean the engines outdoors. The apparatus bay should have entrance drives on both sides, preventing the current entry and exit challenges that affect response times.

If the need arises, the Chief, Fire Marshall, and Fire Inspector can be located at any City fire facility, either in the interim before this facility is built or permanently.

Preferred Concept:

CITY HALL

The final step in the phasing of the preferred concept is the renovation of, and addition to, the existing City Hall building. The East side of the building will be fully renovated, including all-new MEP systems, life safety systems, and lighting, as well as a new interior configuration and finishes. The West side of the building, currently housing public safety functions, will be demolished and replaced with a three-story office and Council chambers addition configured in a 'U' shape, to create a fully secure interior courtyard for use by both City staff and events occurring in the Council chambers. The large, rectangular floorplates of the proposed addition will increase access to natural light, and provide a flexible backdrop for departments to grow and change over time. Existing surface parking will remain, with the expectation that parking in the adjacent Augusta ramp currently used by the Police department will be freed up for City vehicles.

Department configuration within the building is shown in the following conceptual plans, based on the information gathered during the programming phase and the strategic adjacencies identified. Shared spaces and their proposed distribution are also identified, as the proposal for City Hall includes an increase in shared conference spaces, workrooms, and other building amenities that are not assigned to a particular department. Shell space, for either future growth or the relocation of additional departments to this facility, is also included in the proposed plan.

- COMMON SPACES ..... 2,192 GSF
- GOVERNMENT BUILDINGS DIVISION ..... 1,750 GSF
- PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION ..... 900 GSF
- POLICE DEPARTMENT ..... 3,080 GSF
- CITY MANAGER'S OFFICE, HUMAN RESOURCES ..... 1,350 GSF
- CITY ATTORNEY'S OFFICE ..... 2,150 GSF

IOWA CITY HALL BUILDING - LOWER LEVEL

0' 10' 20' 30' 40' 50' 100' N

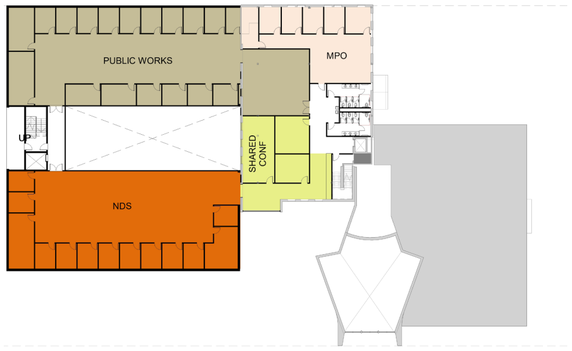
- COMMON SPACES ..... 4,821 GSF
- CIVIC SPACES ..... 4,300 GSF
- CITY MANAGER'S OFFICE ..... 1,600 GSF
- CITY MANAGER'S OFFICE, CLIMATE ACTION DIVISION ..... 670 GSF
- CITY MANAGER'S OFFICE, HUMAN RIGHTS DIVISION ..... 965 GSF
- CITY CLERK ..... 718 GSF
- CITY MANAGER'S OFFICE, COMMUNICATIONS DIVISION ..... 1,220 GSF
- FINANCE DEPARTMENT ..... 5,890 GSF
  - ADMINISTRATION
  - REVENUE/UTILITIES/ RISK
  - PURCHASING DIVISION
  - ACCOUNTING DIVISION
- GOVERNMENT BUILDINGS DIVISION ..... 140 GSF

IOWA CITY HALL BUILDING - LEVEL 1

0' 10' 20' 30' 40' 50' 100' N

Preferred Concept:

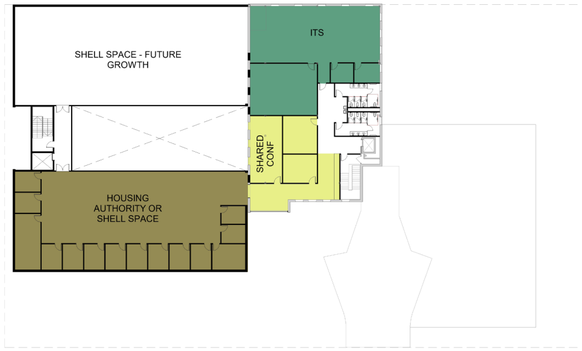
CITY HALL



- COMMON SPACES ..... 1,610 GSF
- PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION ..... 6,078 GSF
- NDS, METROPOLITAN PLANNING ORGANIZATION ..... 1,675 GSF
- NDS DEPARTMENT ..... 5,130 GSF
  - ADMINISTRATION
  - NEIGHBORHOOD SERVICES
  - DEVELOPMENT SERVICES
- GOVERNMENT BUILDINGS DIVISION ..... 40 GSF

IOWA CITY HALL BUILDING - LEVEL 2

0' 10' 20' 30' 40' 50' 100' N



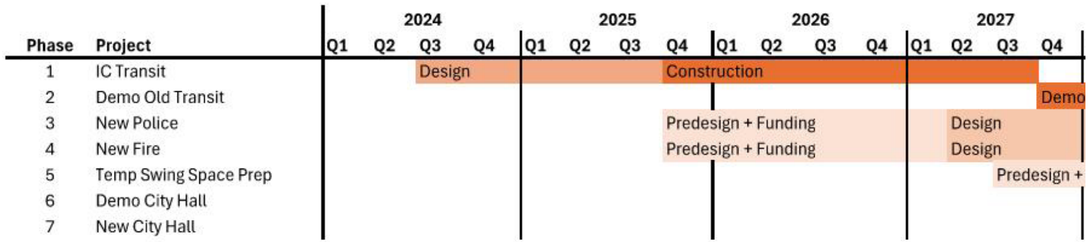
- COMMON SPACES ..... 1,610 GSF
- FINANCE DEPARTMENT, ITS DIVISION ..... 2,680 GSF
- NDS DEPARTMENT, HOUSING AUTHORITY ..... 5,130 GSF
- SHELL SPACE ..... 5,130 GSF

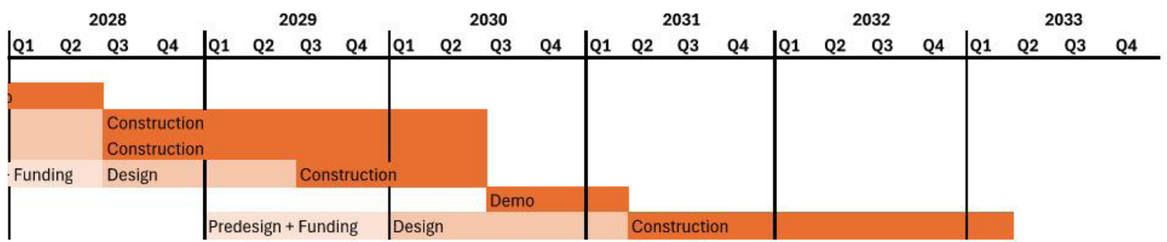
IOWA CITY HALL BUILDING - LEVEL 3

0' 10' 20' 30' 40' 50' 100' N

Project Schedule

A conceptual schedule was developed to show the succession of each phase and potential total project length. Standard design and construction timelines for public bid projects were used, and the start point of the schedule is the vacating of the existing Riverside site, assuming a new police facility would be located there. Police and fire building schedules are shown concurrently, but could be phased with either project moving ahead of the other. The City Hall project start is dependent on both fire and police facilities being completed and occupied off site.





OPN ARCHITECTS

IOWA CITY

A UNESCO CITY OF LITERATURE

Prepared by Geoff Fruin, City Manager, 410 E. Washington St., Iowa City, IA (319)356-5014

Resolution No._____

Resolution supporting further pursuit of a partnership with Johnson County to meet long-term public safety needs of the community through a joint law enforcement facility aimed at maximizing cost and operational efficiencies for both the City of Iowa City and County of Johnson County

Whereas, the FY2023-2028 City's Strategic Plan adopted in December 2022 called for the completion of a City Hall and Public Safety Headquarters space needs study and directed action to create a plan for implementation; and

Whereas, in 2023 the City engaged OPN Architects to complete the City Hall and Public Safety Headquarters space needs analysis and presented the findings to the City Council in July of 2024; and

Whereas, the plan revealed that current facilities housing Police and Fire headquarters and City Hall were inadequate by numerous standards including functionality, accessibility, healthy workplaces, and ability to accommodate further growth of operations; and

Whereas, the Council concurred with the recommendations of OPN and City staff on next steps toward implementation, which included pursuit of land acquisition for a new fire station, temporary office space to accommodate short-term City Hall needs, and exploration of a partnership with Johnson County on a joint law enforcement facility; and

Whereas, the current Police Department operation is housed in a 1959 building that was expanded in 1989 and allows for use of approximately 14,000 square feet, which is well below any standard for a department of our size and fails to accommodate any planned growth for civilian or sworn staff; and

Whereas, in February of 2025 the City Council approved a partnership with Johnson County to explore potential shared space and associated cost savings that could reasonably be realized with a joint law enforcement facility, as well as exploration of City-owned property on Riverside Drive to accommodate such a use; and

Whereas, preliminary results of the joint facility study that was jointly funded between the City and County indicate that a joint facility could save taxpayers approximately 10 million dollars in construction costs compared to building two standalone facilities; and

Whereas, both the Johnson County Sheriff and Iowa City Police Chief have expressed their belief that a joint law enforcement facility can additionally provide long-term operational efficiencies that would benefit the community; and

Whereas, the City and County held a joint work session on September 10, 2025 to review space needs analysis and discuss possible next steps including the creation of a joint law enforcement authority to manage the real estate per State Code; and

Whereas, Johnson County Resolution 08-28-25-01 formally "inquires to the City of Iowa City as to whether its Council wishes to proceed toward a facility to be governed by a joint law enforcement authority"; and

Whereas, the City Manager and Chief of Police have recommended approval of this path forward as it provides a unique framework for meeting long-term public safety needs of the community while giving both entities the opportunity to maximize taxpayer savings and operational efficiencies; and

Whereas, further pursuit of the joint law enforcement facility will eventually facilitate the electors of Johnson County to determine whether such partnership is in the best interest of the community.

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

1. The City Council desires to further pursue the joint law enforcement facility concept with Johnson County and directs the City Attorney and City Manager to engage in further research of the joint law enforcement authority legal framework and collaboratively develop draft articles of incorporation with Johnson County officials in such a manner that preserves City Council decision-making authority throughout the joint facility planning and execution process; and

2. The City Clerk is hereby authorized and directed to promptly provide a copy of this resolution to the Johnson County Board of Supervisors.

Passed and approved this 16th day of September 2025.

_____
Mayor

Approved by:

Attest:_____
City Clerk

_____
City Attorney's Office

Item Number: 11.a.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Civil Service Commission - One vacancy to fill a new member, upon appointment - April 4, 2027 (Due to the passage of Senate File 311).

Civil Service Commission - One vacancy to fill a new member, upon appointment - April 1, 2029 (Due to the passage of Senate File 311).

Attachments:
Vacancy Notice
Board Demographics
Attendance Sheet
Application Coversheet
Jensen, Melissa - Application
Pflanzer, Brandon - Application

NOTICE

THE CITY COUNCIL OF IOWA CITY IS CONSIDERING APPOINTMENT TO THE FOLLOWING COMMISSION:

CIVIL SERVICE COMMISSION

Two Vacancies:
(1) New member, upon appointment – April 4, 2027
(2) New member, upon appointment – April 1, 2029

- Duties: Approve all entrance and promotional examinations used by the City of Iowa City for civil service positions;
- Holds appeal hearings involving the suspension, demotion, or discharge of employees holding civil service rights. Ascertains to the best of its ability the facts of the case to determine matters involving the rights of civil service employees and may affirm, modify, or reverse any case on its merits per Chapter 400 of the Code of Iowa.
- The Commission meets when deemed necessary.

Iowa City-appointed members of boards and commissions must be at least 18 years of age and live in Iowa City. The City Iowa City encourages diversity in the appointment of citizens to boards and commissions.

Applications must be received by **5:00 p.m., Tuesday, September 9, 2025**. An application can be completed and submitted on the City of Iowa City website at www.icgov.org or by contacting the City Clerk's office.

Questions about the Iowa City Civil Service Commission should be directed to Karen Jennings, Human Resources Administrator at (319) 356-5025.

Civil Service Commission Demographic Report

Name	Term Type	Term Number	Term Ends	Resident Years	Occupation	Gender*	Age*	Country of Origin*	Sexual Orientation*	Religion*	Disability*	Ethnicity*	Gender Identity*	Race*
Eleanor Dilkes	Full	1	4/1/2029	37	Retired attorney	Female	65	United States			No		Female	White
Ashley Jennings	Unexpired		4/6/2026	4	Learning Experience Designer	Female	35	United States	Heterosexual	Agnostic	No		White	White
Richard Wyss	Full	3	4/3/2028	4	Retired Police Officer	Male								
VACANT	New Member		4/4/2027											
VACANT	New Member		4/1/2029											

Please note: The information provided is the information provided on the application at the time of submission.

* Information is voluntary

Board/Commission: Civil Service Commission
Attendance Record
Last 12 months

(Meeting Date)

Name	Term Expires	10/29/24	2/21/25	4/21/25	5/30/25	7/16/25
Rick Wyss	4/3/28	X	X	X	X	X
Ashley Jennings	4/6/26	X	X	X	X	X
Eleanor Dilkes	4/1/29	---	---	X	X	X
Chi Ogboko	4/7/25	O/E	O/E	---	---	---

KEY:			
	X	=	Present
	O	=	Absent
	O/E	=	Absent/Excused
	NM	=	No Meeting
	---	=	Not a Member

Board/Commission Application Cover

Board/Commission*: Civil Service Commission*

One vacancy to fill a new member term, upon appointment – April 4, 2027
One vacancy to fill a new member term, upon appointment – April 1, 2029

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: 08/05/2025
Application Deadline: 09/09/2025
Council Appointment Date: 09/16/2025

Name and Address
Jensen, Melissa **830 Elliott Ct** **Iowa City IA 52246**
Pflanzer, Brandon **613 Charismatic Ln** **Iowa City IA 52240**

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

Melissa
First Name

Middle Initial

Jensen
Last Name

First Name (Phonetic spelling)

Melissa

Last Name (Phonetic spelling)

Jensen

830 Elliott Ct
Home Address

830 Elliott Ct
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?

25 years

Mobile: (319) 530-5490
Primary Phone

Alternate Phone

tigger1033@hotmail.com
Email Address

Public Safety, Emergency Management
Occupation

Boards & Commissions

Melissa Jensen

Which Boards would you like to apply for?

Civil Service 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:

25 years of public safety, and emergency management experience. Multiple years as senior management including hiring and budgeting.

What is your present knowledge of each advisory board you are interested in?

Former chair of the IC Civil Service Commission. Current member of CPRB, term expiring.

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:

na

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

65

Country of Origin

United States

Sexual Orientation

F

Religion

na

Do you have a disability

na

Ethnicity

na

Race

W

Gender Identity

F

*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

Melissa Jensen

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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

Brandon (First Name) | (Middle Initial) | Pflanzer (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

Flan-zer

613 Charismatic Ln (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52240 (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?

13 Years

Mobile: (262) 391-1032 (Primary Phone) | (Alternate Phone)

brandon.pflanzer@gmail.com (Email Address)

Union Representative (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Civil Service 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:

I have served on fire departments and interacted with civil service processes since I was 17 years old. Most recently, I was a firefighter for the City of Iowa City for 14.5 years. Unfortunately, due to a work-related accident I am no longer able to meet all of the job duties of being a firefighter and had to cut my career short with a medical retirement. During my tenure as a firefighter in Iowa City I had the opportunity to complete multiple Civil Service processes from new hire to promotional exams, giving me a first hand perspective on what it is long to participate in the Civil Service process. Additionally, I have worked intimately with State legislators to review, amend and improve Iowa Code 400 that covers Civil Service; providing me with a thorough understanding of the intent behind the law that governs the Civil Service Commission. In my capacity as Secretary/Treasurer of the Iowa Professional Fire Fighters I have worked with other fire department and Civil Service Commissions around Iowa and can draw both good and bad experiences to ensure that Iowa City's continues to be a best practice example of how a Civil Service Commission should operate and govern. All of this combined, I believe places me in a position to continue to serve my community and ensure that all employees governed by Civil Service Commission receive a fair and equal opportunity to be hired and advance in their careers. I will also address the fact that, at the time of this application, I am well aware that I am still, technically, an employee of the Iowa City Fire Department. I have reviewed the conflict of interest statement and the cited Iowa Code reference on definition of prohibited appointments. I firmly believe that I am eligible to be appointed to this commission with no conflict as defined by Iowa law. As noted above, I am in the final steps of completing a medical retirement and anticipate that by mid-October I will no longer be an employee of the City of Iowa City. If there is a decision in the time period between appointment and my retirement, I give this written commitment to you that I shall simply be present for quorum requirements under Iowa law but abstain from any votes and decisions that impacts the Iowa City Fire Department.

What is your present knowledge of each advisory board you are interested in?

I have a very detailed knowledge of what the Civil Service Commission can do, and what it is designed to do under Iowa Code 400. As a checks and balances process, it exist to ensure fairness and transparency is being applied in the hiring and promotion procedures for our civil service employees. While it primarily focuses on the Police Department & Fire Department processes, there is application and needs for the Commission that also apply to all employee groups of the city. It also exists as an appeal board in the event an employee covered under Iowa Code 400 is suspended, discharged or otherwise disciplined and wishes to appeal the disciplinary decision imposed by City of Iowa City Administration and/or the Department Head.

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.

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List your answers here:

Employer - City of Iowa City Employer - Iowa Association of Professional Fire Fighters Contractor - Iowa City Assoc., of Professional Firefighters I.A.F.F. Local 610 Contractor - International Association of Fire Fighters Registered Assistant - Securities America Investments Owner - ABP Real Estate

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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

Brandon Pflanzer

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

☑ Male

Age

34

Country of Origin

USA

Sexual Orientation

Straight

Religion

Christianity (Non Practicing)

Do you have a disability

No

Ethnicity

American

Race

Caucasian

Gender Identity

Male

*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)

Brandon Pflanzer

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

Item Number: 11.b.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Housing & Community Development Commission - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (George Kivarkis resigned).

Attachments:
- Vacancy Notice
- Board Demographics
- Attendance Sheet
- Application Coversheet
- Aruani, Marcelo - Application
- Bedford, Alyssa - Application
- Bond, Athena - Application
- Endsley, Jeremy - Application
- McGrane, Jack - Application
- Vandyk, Finch - Application

NOTICE

THE CITY COUNCIL OF IOWA CITY IS CONSIDERING APPOINTMENT TO THE FOLLOWING COMMISSION:

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

One Vacancy: Unexpired term, upon appointment – June 30, 2027

- Duties of the Housing and Community Development Commission include assessing and reviewing policies and planning documents related to the provision of housing, jobs, and services for low-and moderate-income residents;

- Reviewing policies and programs of the Public Housing Authority and Community Development Division and make recommendations regarding the same to the City Council;

- Reviewing and making recommendations to the City Council regarding the use of public funds to meet the needs of low-and moderate-income residents; housing policies and programs, and seeking public participation in assessing needs and identifying strategies to meet these needs; recommending to the City Council from time-to-time amendments, supplements, changes, and modifications to the Iowa City Housing Code.

- This Housing and Community Development Commission will have monthly meetings.

Iowa City-appointed members of boards and commissions must be at least 18 years of age and live in Iowa City. The City of Iowa City encourages diversity in the appointment of citizens to boards and commissions. When possible, Council will appoint persons with expertise in construction and/or finance, a person receiving rental assistance, and a member of the Local Homeless Coordinating Board.

Applications must be received **by 5:00 p.m., Tuesday, September 9, 2025**. An application can be completed and submitted on the City of Iowa City website at www.icgov.org or by contacting the City Clerk's office.

Questions about the Iowa City Housing and Community Development Commission should be directed to Brianna Thul, Senior Planner at (319) 356-5240.

Housing and Community Development Commission(HCDC) Demographic Report

Name	Term Type	Term Number	Term Ends	Resident Years	Occupation	Gender*	Age*	Country of Origin*	Sexual Orientation*	Religion*	Disability*	Ethnicity*	Gender Identity*	Race*
Maryann Dennis	Full	2	6/30/2028	45 years	Retired	Female	70	United States			No	Non-Hispanic		White
Thomas Rocklin	Full	1	6/30/2028	39 years	Retired from the University of Iowa	Male	69	USA						
Amos Kiche	Unexpired		6/30/2025	34	Janitorial business owner & community researcher	Male	64	Kenya	Heterosexual	Christian	No	African	Male	Black
Sarah Murray	Unexpired		6/30/2026	9 years	Health Science Specialist	Female	37	United States	Straight		Yes	Non-Latino	Woman	White
Kyle Vogel	Full	2	6/30/2026	23 Years	Broker/Property Manager	Male	49	United States	Heterosexual	Atheist	No	Caucasian	Male	White
Daouda Balde	Full	1	6/30/2027	8 years	Test Technician	Male	33	Guinea, Conakry		Muslim	No	Fulani	Male	Black
VACANT	Unexpired		6/30/2027											
VACANT	Unexpired		6/30/2027											

Please note: The information provided is the information provided on the application at the time of submission.

* Information is voluntary

Housing and Community
Development Commission
Attendance Record 2024-2025

Name	Terms Exp.	4/18	5/16	6/13	8/19	9/16	10/21	3/24	4/21	5/19	6/16	7/21
Balde, Daouda	6/30/27	--	--	--	A	A	P	A	A	D	D	D
Borgen, Horacio	6/30/25	A	P	P	P	A	A	P	P (zoom)	A	P	--
Dennis, Maryann	6/30/25	P	P	P	P	P	P	P	P	P	P	P
Kiche, Amos	6/30/25	--	--	--	--	--	--	P	P	P	P	P
Kivarkis, George	6/30/27	--	--	--	P	P	A	P	P	P	P (zoom)	P (zoom)
Krotz, Karol	6/30/27	A	P	P	A	P	P	A	A	P	P	A
Murray, Sarah	6/30/27	--	--	--	--	--	--	--	--	--	--	P
Patel, Kiran	6/30/26	A	P	P	P	P	P	*	*	*	*	*
Pierce, James	6/30/26	P	P	P	A	P	A	*	*	*	*	*
Rocklin, Thomas	6/30/28	--	--	--	--	--	--	--	--	--	--	P
Szecsei, Denise	6/30/25	P	P	A	P	A	P	*	*	*	*	*
Vogel, Kyle	6/30/26	P	A	A	P	P	P	P	P	P	P	P

Key:

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

Board/Commission Application Coversheet

Board/Commission*: Housing & Community Development Commission*

One vacancy to fill an unexpired term, upon appointment – June 30, 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: 08/05/2025
Application Deadline: 09/09/2025
Council Appointment Date: 09/16/2025

Name and Address
Aruani, Marcelo **2640 Walden Rd** **Iowa City IA 52246**
Bedford, Alyssa **1204 Edingale Dr** **Iowa City IA 52246**
Bond, Athena **74 Ealing Dr** **Iowa City IA 52246**
Endsley, Jeremy **746 Oakland Ave** **Iowa City IA 52240**
McGrane, Jack **807 E Market St** **Iowa City IA 52245**
Vandyk, Finch **521 Bowery St Apt A** **Iowa City IA 52240**

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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

Marcelo (First Name) | R (Middle Initial) | Aruani (Last Name)

First Name (Phonetic spelling)

2036061246

Last Name (Phonetic spelling)

2640 Walden Road (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?

Since May 2016

Mobile: (203) 606-1246 (Primary Phone) | (Alternate Phone)

marceloaruani@icloud.com (Email Address)

Architect (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Housing and Community Development Commission (HCDC) 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?

- [x] Yes
- [ ] No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information
Do you have expertise in nonprofit management?

- [ ] Yes
- [x] No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information
Do you receive rental assistance?

- [ ] Yes
- [x] No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information
Do you have expertise in construction?

- [x] Yes
- [ ] No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information
Do you have expertise in finance?

- [ ] Yes
- [x] No

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I have been working on architecture for 20 years. I have worked on many single and multifamily projects. I own a SFH in Cedar Rapids and have a Section 8 tenant. She is a single mother of 5. This experience has helped me to learn about some of the struggle with housing in our state.

What is your present knowledge of each advisory board you are interested in?

I don not have a lot of knowledge about it. I would like to learn and help with my own perspective.

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:

I'm sole proprietor of own MA Homes LLC. I use it for side architecture projects and rental property income. Revenue is around 20K-25K a year.

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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

☑ Male

Age

42

Country of Origin

United States

Sexual Orientation

Heterosexual

Religion

none

Do you have a disability

no

Ethnicity

Latino

Race

Arab

Gender Identity

Male

*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.

Marcelo R Aruani

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ 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

Alyssa (First Name) | (Middle Initial) | Bedford (Last Name)

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)

alyssabeisker@gmail.com (Email Address)

Clinic Administrator (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Housing and Community Development Commission (HCDC) 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.

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List your answers here:

UnityPoint Health, North Liberty (employment) Johnson County Humane Society (previous board member/president)

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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

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.

Alyssa Bedford

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Alyssa Bedford

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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

Athena
First Name

Middle Initial

Bond
Last Name

First Name (Phonetic spelling)

Athena

Last Name (Phonetic spelling)

Eilers

74 Ealing Dr
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?

1.5 years

Mobile: (319) 800-1307
Primary Phone

Home: (319) 800-1307
Alternate Phone

athenaeilers@gmail.com
Email Address

Surgery Administrative Coordinator
Occupation

Boards & Commissions

Athena Bond

Which Boards would you like to apply for?

Housing and Community Development Commission (HCDC) Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Athena

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:

As a former single mother and formerly at risk of being unhoused, I have advocated on behalf of low-income and unhoused families with non-profits and activism. I believe I bring a unique, community perspective to the board while representing Iowa City residents.

What is your present knowledge of each advisory board you are interested in?

This board provides insight to the city council and makes recommendations to better serve low to moderate-income residents in Iowa City in housing.

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.

Athena Bond

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:

None

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

44

Country of Origin

United States

Sexual Orientation

Heterosexual

Religion

Christian

Do you have a disability

Yes

Ethnicity

African American

Race

Black

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.

Athena Bond

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

Jeremy — First Name
— Middle Initial
Endsley — Last Name

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

746 Oakland Ave — Home Address
— Suite or Apt

Iowa City — City
IA — State
52240 — 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?

16 years

Home: (916) 599-9399 — Primary Phone
— Alternate Phone

jgarlik@gmail.com — Email Address

Social work — Occupation

Boards & Commissions

Which Boards would you like to apply for?

Housing and Community Development Commission (HCDC) 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:

10 years of experience working as a service provider in the areas of housing and public services. Master's Degree in Urban Planning

What is your present knowledge of each advisory board you are interested in?

The Housing and Community Development Commission makes recommendations on affordable housing projects and other community projects.

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:

Community Transportation

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

☑ Male

Age

48

Country of Origin

United States

Sexual Orientation

Religion

Do you have a disability

No

Ethnicity

Race

While

Gender Identity

Male

*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

Jeremy Endsley

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

Jack (First Name) | (Middle Initial) | Mcgrane (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

807 E. Market 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

Mobile: (319) 538-9291 (Primary Phone) | (Alternate Phone)

jl_mcgrane@icloud.com (Email Address)

Data Analyst- Office of Statewide Clinical Education Programs (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Housing and Community Development Commission (HCDC) Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Planning and Zoning Commission

Question applies to Historic Preservation Commission Board Member Information

Historic Preservation Commission Category *

- [x] 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

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

Next month I will have completed a B.A. in Environmental Policy and Planning and a B.B.A. in Business Analytics and Information Systems at the University of Iowa, giving me a unique perspective on the intersection of urban planning, policy, and data-driven decision-making. My coursework has included topics such as Planning Livable Cities, Natural Resource Economics, and Geographic Information Systems (GIS)—all of which directly relate to community development and housing accessibility. Professionally, I have supported faculty and researchers in the health sciences through roles in IT and data management, developing technical documentation, managing data systems, and ensuring accessibility and efficiency across departments. These experiences have strengthened my analytical skills, familiarity with public data systems, and commitment to community-focused work. In my role as Garden Manager for the University of Iowa Community Gardens, I've led budgeting, funding efforts, and sustainability initiatives focused on food accessibility and resource equity—experiences that align with the commission's emphasis on low and moderate income resident needs. I also serve on the University's Information Technology Advisory Committee, where I help evaluate university-wide systems and recommend improvements—similar to the policy review and advisory nature of this commission. I currently work as a Data Analyst for the Office of Statewide Clinical Education Programs, where I examine problems with rural healthcare deserts and medical access in Iowa. Combined, these experiences reflect my interest in housing policy, sustainable urban development, and inclusive public engagement, and I would be honored to contribute to this work in a meaningful way.

What is your present knowledge of each advisory board you are interested in?

Housing and Community Development Commission: From what I understand, this commission helps shape the policies and programs that support affordable housing, job access, and services for low- and moderate-income residents. I'm especially interested in its role connecting public input with how the city allocates resources. In my current role as a Data Analyst, I work on identifying healthcare access issues in underserved areas of Iowa, which gives me a helpful perspective on addressing service gaps and supporting equity, skills I'd love to bring to this commission. Historic Preservation Commission: I know this commission focuses on identifying and protecting places in Iowa City that have historic, architectural, or cultural value, and it helps review proposed changes to those areas. I've developed an interest in preservation through my studies in Environmental Policy and Planning, especially in courses focused on land use and planning. My experience managing the University of Iowa Community Gardens has also sparked an appreciation for how intentional spaces can reflect and support community identity over time. Planning and Zoning Commission: I see this commission as helping guide the city's long-term growth by advising on zoning and land use changes. Through my coursework like Planning Livable Cities and GIS, I've explored how cities plan for things like housing, transportation, and green space, and how zoning can impact access and quality of life. I'd be excited to bring what I've learned about equitable planning and data-informed decision-making to the table.

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:

I am an employee of the University of Iowa

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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

☑ Male

Jack Mcgrane

Age

Country of Origin

Sexual Orientation

Religion

Do you have a disability

Ethnicity

Race

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

Jack Mcgrane

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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

Finch (First Name) | A (Middle Initial) | Vandyk (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

521 Bowery (Home Address) | A (Suite or Apt)

Iowa City (City) | IA (State) | 52240 (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

Home: (515) 708-3073 (Primary Phone) | (Alternate Phone)

mxfinchvandyk@gmail.com (Email Address)

Mobile Pantry Coordinator (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Housing and Community Development Commission (HCDC) 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:

Former Shelter House Employee, Mobile Pantry Coordinator, Corridor Community Action Network Treasurer and Steering Committee member, renter and community organizer in Iowa City

What is your present knowledge of each advisory board you are interested in?

HCDC reviews funding and grants such as the CDBG, makes recommendations to the city council based on presentations for monetary assignment, reviews projects receiving funding and recommends changes as necessary

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.

Finch A Vandyk

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:

CommUnity Crisis Services

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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

27

Country of Origin

usa

Sexual Orientation

n/a

Religion

n

Do you have a disability

y

Ethnicity

white

Race

white

Gender Identity

n/a

*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.

Finch A Vandyk

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Item Number: 11.c.

CITY OF IOWA CITY
COUNCIL ACTION REPORT

September 16, 2025

Library Board of Trustees - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (Dan Stevenson resigned).

Attachments:
Vacancy Notice
Board Demographics
Attendance Sheet
Application Coversheet
Adams, Derek - Application
Buxton, Zachary - Application
Fox, Ellen - Application
Hoff, Sara - Application
Kaplan, Joe - Application
Kaus, Gabriela - Application
Lambeth, Michael - Application
Medina, Isaac - Application
Moody, Mandy - Application
Moore, Dennis - Application
Newman, Bobbi - Application
Pierson, Samantha - Application
Priske, Katie - Application
Rodriguez, Suzanna - Application
Sutton, Page - Application
Valiga, Sarah - Application

NOTICE

THE CITY COUNCIL OF IOWA CITY IS CONSIDERING APPOINTMENT TO THE FOLLOWING BOARD:

BOARD OF LIBRARY TRUSTEES

One Vacancy: Unexpired term, upon appointment – June 30, 2027

- The Board of Library Trustees is a semi-autonomous body of nine persons empowered by State Law to plan, direct, and control all affairs of the Public Library. This includes having control of funds allocated or given to the library, determining long-range goals of Library service, adopting written policies to govern operation of the Library, and employing a competent staff to help plan and implement the Board's service goals.

- The Library Board meets the fourth Thursday of each month at 5:00 p.m.

Iowa City-appointed members of boards and commissions must be at least 18 years of age and live in Iowa City. 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, September 9, 2025**. An application can be completed and submitted on the City of Iowa City website at www.icgov.org or by contacting the City Clerk's office.

Questions about the Iowa City Board of Library Trustees should be directed to Anne Mangano at (319) 887-6034.

Library, Board of Trustees Demographic Report

Name	Category	Term Type	Term Number	Term Ends	Resident Years	Occupation	Gender*	Age*	Country of Origin*	Sexual Orientation*	Religion*	Disability*	Ethnicity*	Gender Identity*	Race*
Kalmia Strong		Full	1	6/30/2031	15 years	Arts Organizer	Female	40	United States	Queer	None	No		CIS Woman	White
Cory Schweigel-Skeers		Full	1	6/30/2031	13 years	Application Developer	Male	38	England, while US parents stationed oversees	Demisexual/Heterosexual	None	No		Male	White
Kelcey Patrick-Ferree		Full	1	6/30/2031	12 years this time; 16 years total	Attorney	Female	43	U.S.			Yes		Woman	White
Joseph Massa		Unexpired		6/30/2027	2 years	Director of Programs for a nonprovit mental health agency	Male	52	United States	LGBT (gay)	ELCA Lutheran	No		Male	White
John Raeburn		Unexpired		6/30/2027	45 Years	Retired professor of English and American Studies	Male	79	USA	heterosexual	None	No	Northern European	Male	Caucasian
VACANT		Unexpired		6/30/2027											
Claire Matthews		Unexpired	1	6/30/2029	14 years	Secretary at West High	Female	40	United States	Straight		No	Anglo		White/Caucasian
Robin Paetzold	JC Rep	Full	2	6/30/2029			Female								
Bonnie Boothroy		Unexpired		6/30/2029	50 years	Retired	Female	76	USA	Heterosexual	Christian	No	White	female	Caucasian

Please note: The information provided is the information provided on the application at the time of submission.

* Information is voluntary

****Note: IC City Council appoints the JC Rep**

JC advertises and recommendation sent to IC Council to appoint

IOWA CITY PUBLIC LIBRARY

Board of Commissions: ICPL Board of Trustees
Attendance Record

Name	Term Expiration	9/26/2024	10/24/2024	11/21/2024	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
Boothroy, Bonnie	6/30/2029	X	X	X	X	OE	X	X	X	X	OE	X	X	X
Johnk, DJ	6/30/2025	X	X	X	OE	OE	X	X	OE	X	X	OE	TE	TE
Massa, Joseph	6/30/2027	X	X	OE	X	X	X	X	X	X	OE	X	X	X
Matthews, Claire	6/30/2023	X	X	X	O	X	X	X	X	X	OE	O	X	X
Paetzold, Robin	6/30/2023	X	X	X	OE	X	X	X	X	X	X	X	X	X
Patrick-Ferree, Kelcey	6/30/2031												X	X
Raeburn, John	6/30/2027	OE	X	X	X	X	X	X	X	X	X	X	X	X
Rocklin, Tom	6/30/2025	OE	X	X	X	X	X	X	X	X	OE	X	TE	TE
Schweigel-Skeers, Cory	6/30/2031												X	X
Shultz, Hannah	6/30/2025	X	X	X	X	OE	X	OE	X	X	X	X	TE	TE
Stevenson, Daniel	6/30/2027	X	OE	X	X	X	X	OE	X	X	X	OE	X	R
Strong, Kalmia	6/30/2031												X	X

KEY:

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

Board/Commission Application Coversheet

Board/Commission*: Library Board of Trustees*

One vacancy to fill an unexpired term, upon appointment – June 30, 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: 08/05/2025
Application Deadline: 09/09/2025
Council Appointment Date: 09/16/2025

Name and Address	Name and Address
Adams, Derek **425 Crestview Ave** **Iowa City IA 52245**	**Moody, Mandy** **1115 Pine St** **Iowa City IA 52240**
Buxton, Zachary **4747 Canterbury Ct** **Iowa City IA 52245**	**Moore, Dennis** **4253 Turkey Creek Rd NE** **Iowa City IA 52240**
Fox, Ellen **1653 McCleary Ln** **Iowa City IA 52245**	**Newman, Bobbi** **1401 Laurel St** **Iowa City IA 52240**
Hoff, Sara **931 E Market St** **Iowa City IA 52245**	**Pierson, Samantha** **1108 Wylde Green Rd** **Iowa City IA 52246**
Kaplan, Joe **2643 Whispering Meadow Dr** **Iowa City IA 52240**	**Priske, Katie** **617 Brown St** **Iowa City IA 52245**
Kaus, Gabriela **1560 Phoenix Dr** **Iowa City IA 52246**	**Rodriguez, Suzanna** **405 Reno St** **Iowa City IA 52245**
Lambeth, Michael **1816 B St** **Iowa City IA 52245**	**Sutton, Page** **2151 Keokuk St Apt #8** **Iowa City IA 52240**
Medina, Isaac **44 Post Rd** **Iowa City IA 52245**	**Valiga, Sarah** **2625 Rochester Ave** **Iowa City IA 52245**

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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

Derek (First Name) | C (Middle Initial) | Adams (Last Name)

First Name (Phonetic spelling)

3199363877

Last Name (Phonetic spelling)

425 Crestview Ave (Home Address) | (Suite or Apt)

Iowa City, IA (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?

37 years

Mobile: (319) 936-3877 (Primary Phone) | (Alternate Phone)

black_dragon998@hotmail.com (Email Address)

unemployed (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Library, Board of Trustees 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:

Iowa city local and spent most of my summers in the libary

What is your present knowledge of each advisory board you are interested in?

none but I'm willing to learn and am easy to train

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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Derek C Adams

List your answers here:

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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

☑ Male

Age

41

Country of Origin

United States

Sexual Orientation

male

Religion

Pagan

Do you have a disability

yes

Derek C Adams

Ethnicity

White

Race

White

Gender Identity

Male

*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

Derek C Adams

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Zachary (First Name) | J (Middle Initial) | Buxton (Last Name)

First Name (Phonetic spelling)

3195416037

Last Name (Phonetic spelling)

4747 Canterbury Court (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

Home: (319) 541-6037 (Primary Phone) | Home: (712) 260-5834 (Alternate Phone)

zachary.j.buxton@gmail.com (Email Address)

Deputy Counsel for UI Health Care (Attorney) (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Library, Board of Trustees Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Library, Board of Trustees

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I have previously served on governing boards in a volunteer capacity and I regularly advise on board governance issues in my professional career as an attorney. I have previously served on boards of directors, including the Down Syndrome Alliance of the Midlands, a Nebraska nonprofit organization and tax-exempt entity based in Omaha, Nebraska; the Nebraska Healthcare Financial Management Association (NHFMA), which is the Nebraska chapter of the Healthcare Financial Management Association; and the Community Bike Project of Omaha, an Omaha-based nonprofit and tax-exempt organization. Currently, I serve as the DPO representative for the Hoover Parent Teachers Association for the Iowa City Community School District's Districtwide Parent Organization ("DPO"). I believe that these prior board experiences and my professional career as an attorney, where I regularly advise boards on governance and related issues, have given me a unique opportunity and experience to be an effective, engaged, and valuable member of the Iowa City Public Library Board of Trustees. In addition to the above, I am a long-time patron of the Iowa City Public Library. I attended children's story times in the late 80s and early 90s when I was growing up in Iowa City and my significant other and I regularly visit the public library today with our young daughters to instill the same love of reading, self-exploration, and curiosity that has served us well throughout our lives. I believe my prior board experience, experience advising on governance issues, and my long-time commitment and passion to the ICPL will serve me well in the event I have the opportunity to serve as a member of the Board of Trustees and represent the interests of the vibrant Iowa City community and surrounding areas.

What is your present knowledge of each advisory board you are interested in?

At this time, I have not had any personal interaction with the Iowa City Public Library Board of Trustees. My understanding is that the ICPL Board of Trustees is a nine-member board that holds monthly meetings. My assumption is that the board has regular committee meetings and other board commitments during the periods between monthly meetings of the whole board (i.e., my understanding is that any board and time commitment for an individual trustee is likely more time intensive than a single monthly meeting). Although I have not independently confirmed this, my assumption is that the ICPL Board of Trustees is created by Iowa law and City of Iowa City ordinances and the board is likely tasked with setting the strategic direction of the ICPL and carrying out the ICPL mission of being the center of community life and engaging residents to foster the life-long pursuit of information, knowledge, and ideas.

Potential Conflicts of Interest

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List your answers here:

I am employed as an attorney with the University of Iowa Office of the General Counsel and I primarily work with University of Iowa Health Care advising on legal and regulatory issues as it relates to the delivery of health care.

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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

Zachary J Buxton

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

☑ Male

Age

39

Country of Origin

United States

Sexual Orientation

Straight

Religion

Christian

Do you have a disability

No

Ethnicity

Caucasian

Race

White

Gender Identity

Male

*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)

Zachary J Buxton

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

Zachary J Buxton

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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

Ellen (First Name) | (Middle Initial) | Fox (Last Name)

First Name (Phonetic spelling)

EL-un

Last Name (Phonetic spelling)

FAHKS

1653 McCleary Ln (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?

Four years

Mobile: (815) 541-7068 (Primary Phone) | (Alternate Phone)

ellenfox884@gmail.com (Email Address)

Development, University of Iowa Center for Advancement (Occupation)

Boards & Commissions

Ellen Fox

Which Boards would you like to apply for?

Library, Board of Trustees 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:

I have been a dedicated volunteer with the Iowa City Public Library's Book End for the past year and a half, which has given me a front-line perspective on how the library serves our community. I've also been a library card holder for the past six years, and my frequent use of library resources has only deepened my appreciation for its role as a community cornerstone. As an avid reader and a strong believer in the importance of literacy, I deeply value public libraries as essential, equitable spaces – places where anyone can come without the expectation of payment, whether to learn, connect, or simply be. In addition to my personal connection to the library, I bring professional experience working for a nonprofit, the University of Iowa Center for Advancement which is governed by a board of directors. This background has given me insight into the responsibilities and dynamics of board service, including collaboration, strategic planning, and community stewardship. I would be honored to contribute that experience to the Iowa City Public Library Board.

What is your present knowledge of each advisory board you are interested in?

I understand that the Iowa City Public Library Board is responsible for overseeing the overall direction and governance of the library, which includes making key decisions about funding, long-term goals, and policy development. The Board is tasked with ensuring that the library serves the community's needs through careful strategic planning and effective use of resources. It also plays a critical role in hiring staff who are equipped to carry out the Library's mission and objectives. This understanding of the Board's governance and responsibilities aligns with my own professional experience with nonprofit boards, where I've gained insight into the importance of collaboration, accountability, and strategic leadership. I am excited about the opportunity to bring this perspective to the Iowa City Public Library Board.

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.

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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:

I am employed by the University of Iowa Center for Advancement.

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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

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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

24 (almost 25)

Country of Origin

United States

Sexual Orientation

Heterosexual

Religion

Agnostic

Do you have a disability

No

Ethnicity

Irish-American

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)

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You are encouraged to contact individual Council Members to express your interest in serving.

Ellen Fox

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ 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

Sara (First Name) | (Middle Initial) | Hoff (Last Name)

First Name (Phonetic spelling)

8123617345

Last Name (Phonetic spelling)

931 East Market St. Iowa (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?

14 years

Home: (812) 361-7345 (Primary Phone) | (Alternate Phone)

shoff0617@gmail.com (Email Address)

Fraud analyst (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Library, Board of Trustees 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:

Avid reader, master gardener of Johnson County, English major

What is your present knowledge of each advisory board you are interested in?

Limited but I’m a quick, adaptive learner

Potential Conflicts of Interest

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List your answers here:

MidwestOne Bank Underground Printing

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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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

40

Country of Origin

United States

Sexual Orientation

Queer

Religion

Do you have a disability

Yes

Ethnicity

White

Race

American

Gender Identity

Cisgender

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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

Sara Hoff

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Joe
First Name

Middle Initial

Kaplan
Last Name

First Name (Phonetic spelling)

8474143008

Last Name (Phonetic spelling)

2643 Whispering Meadow Dr
Home Address

Suite or Apt

Iowa City
City

IA
State

52240
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?

3 years

Mobile: (847) 414-3008
Primary Phone

Alternate Phone

joseph.d.kaplan@gmail.com
Email Address

Currently Unemployed
Occupation

Boards & Commissions

Which Boards would you like to apply for?

Library, Board of Trustees 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:

I have a master's degree in Information and Communication sciences, am a vocal supporter of libraries, and am passionate about literacy.

What is your present knowledge of each advisory board you are interested in?

My present knowledge of the Library Board of Trustees is that they set policies on how the Library is run, how funds are allocated and spent, and how other resources are delegated.

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.

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Joe Kaplan

List your answers here:

N/A

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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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

None Selected

Age

Country of Origin

United States

Sexual Orientation

Religion

Do you have a disability

Ethnicity

Race

Gender Identity

*NOTE:
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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.

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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Joe Kaplan

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Gabriela (First Name) | M (Middle Initial) | Kaus (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

1560 Phoenix Dr (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?

10 years

Mobile: (320) 493-6734 (Primary Phone) | (Alternate Phone)

gmkaus1@gmail.com (Email Address)

homemaker (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Library, Board of Trustees 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:

I have been an avid user of libraries my entire life. My patronage has inspired a desire to become involved in an additional role within the library community. As a child I remember going to my local library every week. My siblings and I went regularly during the summer to attend story time, play in the children's room and pick out a variety of books to enjoy at home. In 2015 I moved to Iowa City to complete a PhD in microbiology at the University of Iowa. Over the last 10 years my interactions with ICPL have grown and evolved depending on my needs. While in grad school I often used the library to fill my free time, reading books for pleasure, attending a program on occasion, and using the building as a study space. My educational background has instilled in me the importance of learning. Having access to knowledge and information is an invaluable resource in our community. During the past 2 years the library has become a regular outing with my two young children. We find ourselves at the library multiple times each week attending story time, checking out books, playing with toys and gaining social skills alongside other children visiting the space. These experiences have expanded my appreciation for the library in my life and my understanding of the value ICPL provides for the community. The library provides more than just books to read. I've found myself in the lobby at 9:55am waiting for the gate to open and seen the myriad of community members waiting to enter the space. Whether they can't wait to get their books, they are looking for a place to warm up and relax while working on a puzzle, they need computer access or simply enjoy chatting with the librarians. I have come to understand that the library is a vital public resource. My experiences have led me to appreciate the importance of the public library as the heart of the community and would be honored to act as a steward of the library community.

What is your present knowledge of each advisory board you are interested in?

My understanding of the role of the Library Board of Trustees is to oversee the running of the library. The board works to revise and set new policies for operation, assure budgets are spent appropriately and oversee the hiring of library directors. Overall the board helps assure the library services serve the 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.

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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:

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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

32

Country of Origin

United States

Sexual Orientation

straight

Religion

Do you have a disability

no

Ethnicity

Cuban

Race

Caucasian

Gender Identity

cisgender woman

*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.

Gabriela M Kaus

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Gabriela M Kaus

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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

Michael
First Name

Middle Initial

Lambeth
Last Name

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

1816 B 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?

2 years

Home: (507) 413-2353
Primary Phone

Alternate Phone

michaelwlambeth@gmail.com
Email Address

Academy Administrator
Occupation

Boards & Commissions

Which Boards would you like to apply for?

Library, Board of Trustees 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:

Reading has always played a major role in my life. I have a ongoing list of new releases that I am excited for, and I have always appreciated the services that libraries provide. I now have a 1 and 3 year old and have seen the library in a new light and love the children's area and the programming that are provided. I have worked in education for 14 years and have always tried to push my students to use the library and continue reading. I also helped to organize a library while in the Peace Corps in Sierra Leone so that local students could have the opportunity to have books at home.

What is your present knowledge of each advisory board you are interested in?

I have limited knowledge about the Library Board, beyond reading the duties of the board and watching a past meeting. I am very interested in learning more and helping provide a new viewpoint on the goals and policies regarding the Library system.

Potential Conflicts of Interest

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List your answers here:

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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

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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

None Selected

Age

Country of Origin

Sexual Orientation

Religion

Do you have a disability

Ethnicity

Race

Gender Identity

*NOTE:
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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Michael Lambeth

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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

Isaac (First Name) | (Middle Initial) | Medina (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

44 Post Rd (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

Home: (641) 351-9688 (Primary Phone) | (Alternate Phone)

isaacmedina2014@gmail.com (Email Address)

Attorney (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Library, Board of Trustees Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Library Board of Trustees

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I am passionate about public libraries and the service that they provide to our communities. I see myself supporting the goals of the Public Library at to make sure that they have the resources they need to reach all members of our community. I am also passionate about human rights and deal a whole lot with issues that intersect with immigrant in our communities. I am currently on my third year of working as an attorney who's primary area of practice is immigration. Being an attorney has allowed me to hone in my critical thinking skills, writing and speaking as well as attention to detail. Given these are transferable skills I am confident that I could put them to use in these boards and commissions.

What is your present knowledge of each advisory board you are interested in?

I have a surface level knowledge of the board and their duties and I am interested in learning more and help support our public library and or the human rights commission.

Potential Conflicts of Interest

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List your answers here:

Malott Law PLC

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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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

☑ Male

Age

29

Country of Origin

USA

Sexual Orientation

Heterosexual

Religion

Catholic

Do you have a disability

No

Ethnicity

Hispanic/Latino

Race

N/A

Gender Identity

Male

*NOTE:
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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Isaac Medina

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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

Mandy
First Name

Middle Initial

Moody
Last Name

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

1115 Pine Street
Home Address

Suite or Apt

Iowa City
City

IA
State

52240
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?

One year

Home: (563) 554-0906
Primary Phone

Alternate Phone

mmoody0945@gmail.com
Email Address

Social worker
Occupation

Boards & Commissions

Which Boards would you like to apply for?

Library, Board of Trustees 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:

I strongly believe in public libraries, public education and the need to preserve libraries.

What is your present knowledge of each advisory board you are interested in?

Some

Potential Conflicts of Interest

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Mandy Moody

List your answers here:

No conflicts

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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

45

Country of Origin

USA

Sexual Orientation

Bisexual

Religion

Atheist

Do you have a disability

Ethnicity

None

Race

Caucasian

Gender Identity

Female

*NOTE:
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I certify that the information I have given on this application is complete and correct.

☑ I Agree

Mandy Moody

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Dennis (First Name) | M (Middle Initial) | Moore (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

4253 TURKEY CREEK ROAD NE (Home Address) | (Suite or Apt)

IOWA CITY (City) | IA (State) | 52240 (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?

45 YEARS

Home: (319) 359-2442 (Primary Phone) | Home: 3193592442 (Alternate Phone)

dennismmoore@gmail.com (Email Address)

RETIRED (Univ of Iowa faculty member 1980-2010) (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Library, Board of Trustees 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:

I attribute much of my academic success to having had access to excellent public libraries, particularly in Lincoln and Omaha, Nebraska. Libraries have been critically important to me as a career academic in the humanities. As an undergraduate at the University of Chicago I was employed by the Dept of Special Collections for three years. As a graduate student at Princeton I was employed by the Circulation Dept for two years. As a Univ of Iowa faculty member, I helped negotiate the university's membership in the Center for Renaissance Studies at the Newberry Library, Chicago. I have conducted research in a number of the world's great libraries: British Library, London; Bodleian Library, Oxford; Bibliothèque nationale de France, Paris; &c. These experiences are not as remote from the Iowa City Public Library as they might seem. Libraries of all sorts are an essential part of the public commons of knowledge, and I am passionate about maintaining them.

What is your present knowledge of each advisory board you are interested in?

I am a patron of the Iowa City Public Library and would be grateful for an opportunity to serve. I have no particular knowledge of the board's work beyond having examined some of the archived agendas.

Potential Conflicts of Interest

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Dennis M Moore

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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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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

☑ Male

Age

72

Country of Origin

US

Sexual Orientation

straight

Dennis M Moore

Religion

none

Do you have a disability

no

Ethnicity

white

Race

white

Gender Identity

male

*NOTE:
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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Dennis M Moore

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Bobbi (First Name) | (Middle Initial) | Newman (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

1401 Laurel St (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52240 (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?

3 years

Mobile: (515) 803-7903 (Primary Phone) | (Alternate Phone)

bobbi.newman@gmail.com (Email Address)

Professor (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Library, Board of Trustees 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:

My professional background uniquely positions me to contribute meaningfully to the Iowa City Public Library Board, combining direct public library experience with extensive library leadership, community engagement expertise, and academic perspective. I have hands-on experience in public library systems, including serving as Digital Branch Manager at Chattahoochee Valley Libraries and Digital Services Librarian at Missouri River Regional Library. In these roles, I led strategic planning for digital services, managed budgets, represented the organization at community events, and successfully wrote and managed an LSTA grant to create a mobile computer training lab. As Associate Professor of Practice at the University of Iowa's School of Information and Library Science and former Senior Librarian at UI Libraries for over eight years, I bring both practical and theoretical knowledge to library governance. I have managed federal grants exceeding $647,000, led cross-functional teams, and developed strategic plans while also educating future library professionals. Through my role with the Network of the National Library of Medicine, I have led statewide advisory groups addressing health disparities, managed virtual symposiums with thousands of participants, and developed partnerships with organizations like the Public Library Association. I currently serve on the Iowa Library Association's Leadership Development Committee and Government Affairs Committee, giving me valuable insight into library governance, policy development, and advocacy. Throughout my career, I have championed initiatives to improve equitable access to information and services for underserved populations, reflecting my dedication to ensuring libraries serve all community members effectively. My combination of direct public library experience, library management expertise, academic perspective, and commitment to public service makes me well-prepared to contribute to the Iowa City Public Library's strategic direction and governance.

What is your present knowledge of each advisory board you are interested in?

The Iowa City Public Library Board serves as the governing body for the library system, providing strategic oversight and policy guidance. The board is responsible for establishing policies, approving budgets, hiring and evaluating the library director, and setting the long-term vision for library services. Through my work with the Iowa Library Association's Government Affairs Committee and professional library experience, I understand that public library boards face key challenges including navigating evolving community needs, balancing traditional services with digital innovation, ensuring equitable access, and advocating for adequate funding. The Iowa City Public Library serves a unique university community with diverse demographics, including permanent residents, students, and faculty with varying needs and residency patterns. This creates opportunities for innovative programming while requiring careful consideration of how to serve both temporary and permanent community members effectively. I understand that effective library boards must balance community input with professional expertise, work within municipal budget constraints, and stay current with evolving library standards. Through my experience with budget management, grant compliance, and community partnerships, I appreciate the importance of transparent governance, strategic planning, and data-driven decision making. I am eager to deepen my understanding of the specific opportunities and challenges facing the Iowa City Public Library and to contribute my library management and community engagement experience to support the library's mission.

Potential Conflicts of Interest

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List your answers here:

University of Iowa, Bobbi L. Newman Consulting LLC

Bobbi Newman

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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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

48

Country of Origin

United States

Sexual Orientation

Heterosexual

Religion

Pagan

Do you have a disability

yes

Ethnicity

White

Bobbi Newman

Race

White

Gender Identity

Female

*NOTE:
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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Bobbi Newman

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Samantha
First Name

Middle Initial

Pierson
Last Name

First Name (Phonetic spelling)

Samantha

Last Name (Phonetic spelling)

Pier-son

1108 Wylde Green Rd
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?

almost 10 years

Mobile: (563) 381-7635
Primary Phone

Alternate Phone

sbral96@gmail.com
Email Address

Staff Scientist
Occupation

Boards & Commissions

Samantha Pierson

Which Boards would you like to apply for?

Library, Board of Trustees 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:

I am currently a staff scientist at the University of Iowa, with a PhD in Neuroscience. I have a deep-seated passion for lifelong learning, which is exemplified by my career in research. To me, research embodies the continuous pursuit of knowledge and the critical evaluation of information. This mindset has brought me to the library time and again—both as a student and a professional—as an essential resource in my academic and intellectual journey. Through the pursuit of my PhD, I have developed skills that I believe are directly relevant to a position on the Board of Trustees. I have strong planning, organization, and project management experience, and I regularly communicate complex topics to both expert and lay audiences. My research background has also provided me with abundant experience in writing and evaluating grant applications, especially from federal institutions. Throughout my time at Iowa, I have worked to promote literacy and equitable access to information. I've served as a teaching assistant and tutor at the university, roles that require empathy, patience, and the ability to meet learners where they are. I have also been actively involved in STEM outreach events, serving both urban and rural communities, and helping young people envision themselves in scientific careers. My love of libraries started well before my professional career. My first job as a teenager was as a student clerk aide at the Davenport Public Library. In that role, I gained firsthand experience with the wide range of services libraries provide and the essential role they play as safe, inclusive spaces within their communities. I've continued to be an avid library user throughout my life, whether studying in school libraries, participating in community events, attending book sales, or simply finding comfort in the quiet, safe, and welcoming space a library provides. As a younger candidate, I bring a fresh perspective and am in touch with the needs of a different subset of our community. With my background in STEM, higher education, and community outreach, I believe I would be a valuable addition to the Board of Trustees.

What is your present knowledge of each advisory board you are interested in?

The Iowa City Public Library Board of Trustees plays a vital role in guiding nearly all aspects of the library's operations. The board helps allocate funding, sets strategic goals for how the library serves the community, and creates and implements policies to support those goals. It also hires and oversees staff involved in fulfilling board responsibilities. Meetings are held monthly, are open to the public, and are recorded and posted to the Iowa City government website. I'm excited by the board's hands-on role in shaping the library's mission and future. With my background in research, education, and community engagement, I'm eager to contribute to that mission and help ensure the library remains a vibrant, inclusive, and responsive institution for everyone.

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:

I am an employee at the University of Iowa. None other to disclose.

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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

Samantha Pierson

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

28

Country of Origin

United States

Sexual Orientation

Bisexual

Religion

Atheist

Do you have a disability

No

Ethnicity

White

Race

White

Gender Identity

Woman/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)

Samantha Pierson

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

Samantha Pierson

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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

Katie (First Name) | (Middle Initial) | Priske (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

617 Brown Street (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?

7

Mobile: (641) 485-7957 (Primary Phone) | (Alternate Phone)

katie.priske@gmail.com (Email Address)

Graduate Student (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Library, Board of Trustees Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Katie Priske

Experience and/or activities which you feel qualify you for this position:

Libraries have been important spaces to me for my entire life. As a child, I grew up in the library in my small town in rural Iowa. I remember browsing the shelves and checking out giant stacks of books to read in our overstuffed, floral chair at home. I was an avid reader and loved getting lost in the world of a book. I loved to read aloud to my younger brother, drawing him into a story. My mom read many books aloud to my entire family. Living in a small town, the library was an important place for access to books. While growing up, my dad also served on the Board of Trustees for our library and helped get a new library built to better serve the needs of our community. As an adult, I have continued to use and love libraries. Whenever I moved someplace new, including moving to Iowa City for college, the first thing I did was get my library card. I recognize the power of a library card, not only for checking out books, but for getting access to necessary resources. For example, while I lived in Denver, CO, I saw how the downtown library branch was a hub for various kinds of social support. The library is not only a space for checking out physical books, but it is a vital and multifaceted resource to connect people to resources and information both within and beyond the community it serves. Now, I am a parent to an almost sixteen-month old. The library continues to be an important support to me during this new role in my life. My daughter and I regularly attend Book Babies and StoryJam. Most times, my mom comes along because of the fun and joy in seeing my daughter engage through these programs. These programs have given my daughter and I a welcoming community space to explore literacy and songs through outstanding programming with professional librarians. It has exposed us both to new literature to explore together both during programming and books checked out to read at home. We have both also developed friendships in this community space that extend beyond the physical library, and helped us to connect to other new parents in our town. We look forward to our Wednesday and Friday mornings at the library each week. In addition to being an avid patron of the library in my personal life, my professional life has been devoted to the study of literacy. I received my Masters in Rhetoric and Scientific and Technical Communications at the University of Minnesota and my Bachelor’s degree in English at the University of Iowa. I am currently completing my doctorate in the College of Education in the Language, Literacy, and Culture program. For my dissertation work, I hosted a book club with high school students where we read and discussed banned or challenged young adult literature. I wanted to understand more about how youth readers respond to these texts. During our book club, we had meaningful discussions about the harm of censorship and book banning and the importance of representation in literature. While in graduate school, I also completed coursework and student teaching to become a certified 6-12 English Language Arts teacher. Prior to beginning my doctoral work, I worked for a nonprofit in Denver, CO called Reading Partners. During my time as the regional site coordinator, Reading Partners served ten Denver Public Schools, providing a literacy intervention program. We trained volunteers from the community to serve as tutors implementing our curriculum with K-4 students. I helped facilitate this program at the schools we partnered with by tutoring students, assisting volunteers, developing and implementing tutor trainings, and looking at trends across the region. My education and professional experience have equipped me with critical thinking, research, and writing skills that would serve me well as a trustee. In both my personal and professional life, I am passionate about the maintenance and improvement of libraries as a public good, both for access to materials and services. I feel extremely grateful to raise my daughter in a town that has such a strong library. I am eager to serve on the Board of Trustees to ensure the library continues to flourish in Iowa City.

What is your present knowledge of each advisory board you are interested in?

I am interested in serving on the Board of Trustees for the Iowa City Public Library. I know that as a trustee, I would serve for six years and must live in Iowa City. During this time, I would “set policy, determine goals and objectives, direct the use of monies appropriated or gifted to the Library, and to employ staff” (from the Iowa City Public Library website). I recognize the responsibility that comes with reviewing and revising existing policy, as well as developing new policies based on new challenges. As libraries are increasingly under threat, I view my role as a trustee to advocate for policies, goals, and objectives that align with the American Library Association’s Library Bill of Rights. I am eager to serve the library through the role of a trustee.

Katie Priske

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:

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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

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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

34

Country of Origin

United States

Sexual Orientation

Heterosexual

Religion

Christian

Do you have a disability

None

Ethnicity

White

Race

White

Gender Identity

Woman

*NOTE:
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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)

Katie Priske

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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

Katie Priske

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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

Suzanna (First Name) | M (Middle Initial) | Rodriguez (Last Name)

First Name (Phonetic spelling)

Ssoo - ssah - nah

Last Name (Phonetic spelling)

Rroh - dree - gehs

405 Reno Street (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?

life

Home: (312) 339-3272 (Primary Phone) | (Alternate Phone)

rodriguezmsusanna@gmail.com (Email Address)

Coordinator, Institute for International Business UIOWA (Occupation)

Boards & Commissions

Suzanna M Rodriguez

Which Boards would you like to apply for?

Library, Board of Trustees 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:

I have co-lead some organizing efforts in the human rights area as an employee resource group at a previous employer and within the City of Chicago when I was living there.

What is your present knowledge of each advisory board you are interested in?

The library board of trustees governs policies and monies among other things.

Potential Conflicts of Interest

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List your answers here:

I work for UIOWA as an admin. I do not really have any financial interest anywhere except to pay bills. I do have a child who attends Willowwind and pay tuition there.

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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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

43

Country of Origin

United States

Sexual Orientation

Religion

Do you have a disability

Ethnicity

Mexican American

Race

Gender Identity

Non-binary

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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Suzanna M Rodriguez

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

◉ Yes ○ No

Page (First Name) | R (Middle Initial) | Sutton (Last Name)

First Name (Phonetic spelling)

5074619273

Last Name (Phonetic spelling)

Suh-ten

2151 Keokuk Street Apt. #8 (Home Address) | (Suite or Apt)

Iowa City (City) | IA (State) | 52240 (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?

Since August 1st, 2023

Home: (507) 461-9273 (Primary Phone) | (Alternate Phone)

pagesutton27@gmail.com (Email Address)

Graduate Student Lead, Main Library Service Desk and Just Ask Desk (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Library, Board of Trustees 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:

I feel that as a graduate student in the Library and Information Science program at the University of Iowa, I represent a unique perspective and population of library patrons. I am an Iowa City transplant, have been here two years, and am going from zero library knowledge to heavy saturation of knowledge and experiences in the world of librarianship, user services and programming, reading and materials, and public policy. With a background in professional writing, I believe that my undergraduate studies have prepared me in areas such as grant writing, research processes, presentation coordination, and a passion for clear and tactful communication. Further, I believe that my experience working at the Student Disability Studies' office as Administrative Services Coordinator (May 2024 - May 2025) has equipped me with a strong basic understanding of financial planning, the necessity of accessibility, a commitment to ethical work, and ability to adhere to public (university) policy.

What is your present knowledge of each advisory board you are interested in?

I understand that as a Library Board of Trustees, there are many agenda items needing attention each meeting. Though I have never served on an advisory board akin to this before, I make the educated assumption that discussions may involve the allocation of funding, the discussion of making updates to bylaws or other library plans and job descriptions, or possibly interpreting state and federal mandates or law regarding anything related to libraries in any way. I have been noticing increased discussion in the navigation of Governor Reynolds' House File 856 Act rulings and their implications in public libraries.

Potential Conflicts of Interest

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List your answers here:

I am currently employed by the University of Iowa (Graduate Studies) as a Graduate Student Lead in the Main Library. At this time, I do not believe my financial ties to this institution to be a conflict of interest.

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Do you currently serve on another Iowa City board or commission?

○ Yes ◉ No

(Optional) Demographic Information

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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

24

Country of Origin

United States

Sexual Orientation

Bisexual

Religion

Christian

Do you have a disability

Yes

Ethnicity

Norwegian, English

Race

White

Gender Identity

Female

*NOTE:
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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ 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

Sarah (First Name) | (Middle Initial) | Valiga (Last Name)

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

2625 Rochester Avenue (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?

15

Home: (319) 330-6673 (Primary Phone) | (Alternate Phone)

jsvaliga@gmail.com (Email Address)

Non-Profit Coordinator (Occupation)

Boards & Commissions

Which Boards would you like to apply for?

Library, Board of Trustees 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:

I am a frequent user of ICPL services along with my family. I have many years of volunteer experience in a wide range of roles.

What is your present knowledge of each advisory board you are interested in?

I have basic knowledge of the Board's processes through reviewing meeting notes. I also have volunteer and professional experience being part of non-profit organizations and government entities.

Potential Conflicts of Interest

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Sarah Valiga

List your answers here:

Iowa Care Community (includes Iowa City Hospice & Visiting Nurse Association) - employee

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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

None Selected

Age

Country of Origin

United States

Sexual Orientation

Religion

Do you have a disability

Ethnicity

Race

Gender Identity

*NOTE:
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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☑ I Agree

Sarah Valiga