

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
October 21, 2025 - 6:00 PM
Emma J. Harvat Hall
410 E. Washington St.**



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 [Community Planning Month](#)
 - 2.b [Gamma Phi Beta, Rho Chapter - 110th Anniversary Homecoming](#)
 - 2.c [United Nations Day](#)
3. Consent Calendar - Approval of Council Actions (subject to corrections, as recommended by the City Clerk)
 - 3.a [Work Session Minutes: October 7](#)
 - 3.b [Formal Summary of Minutes: October 7](#)
4. Consent Calendar - Receive and File Minutes
 - 4.a [Board of Adjustment: September 10](#)
 - 4.b [Civil Service Commission: October 7](#)
 - 4.c [Climate Action Commission: September 8](#)
 - 4.d [Economic Development Committee: August 6](#)
 - 4.e [Historic Preservation Commission: August 14](#)
 - 4.f [Parks & Recreation Commission: September 10](#)
 - 4.g [Planning & Zoning Commission: August 27 \[See Recommendations\]](#)
 - 4.h [Planning & Zoning Commission: September 3 \[See Recommendations\]](#)
 - 4.i [Public Art Advisory Committee: September 4](#)
 - 4.j [Senior Center Commission: August 21](#)
5. Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)
 - 5.a Liquor License - Ownership Change
 1. Class C Retail Alcohol License for PC Iowa City, LLC (LC0047706), dba Roxxy, 127 E. College St.
 - 5.b Liquor License - New
 1. Class B Retail Alcohol License for Thoma Market LLC (App-228667), dba

Thoma Market LLC, 1331 Muscatine Ave.

5.c Liquor License - Renewal

1. Class C Retail Alcohol License for PC Iowa City, LLC (LC0047706), dba Roxxy, 127 E. College St.
2. Class C Retail Alcohol License for JTE Restaurants LLC (LC0050189), dba estelas fresh mex, 184 E. Burlington St.
3. Class C Retail Alcohol License for ARAMARK Sports and Entertainment Services, LLC (LC0044854), dba ARAMARK, 456 Carver Hawkeye Arena
4. Class C Retail Alcohol License for Lusarti, Inc. (LC0035004) (Sidewalk Cafe), dba Quinton's Bar and Deli, 215 E. Washington St.
5. Class C Retail Alcohol License for Island Vybz Rastarant, Inc. (LC0051782), dba Island Vybz Rastarant, Inc., 382 Highway 1 W.
6. Special Class C Retail Alcohol License for Jimmy Jack's, Inc. (BW0098510), dba Jimmy Jack's Rib Shack, 1940 Lower Muscatine Rd.
7. Outdoor Service Area for or Jimmy Jack's, Inc. (BW0098510), dba Jimmy Jack's Rib Shack, 1940 Lower Muscatine Rd.
8. Class C Retail Alcohol License for Colonial Bowling, Inc. (LC0051825), dba Colonial Bowling Inc, 2253 Old Highway 218 S.
9. Class B Retail Alcohol License for Hy-Vee, Inc. (LG0000902), dba Hy-Vee Fast & Fresh #1, 260 Stevens Dr.

6. Consent Calendar - Resolutions and Motions

6.a [Iowa River Powerhouse Dam Repair Project.](#)

Resolution rejecting all bids received October 14, 2025 for the Iowa River Powerhouse Dam Repair Project.

Comment: This agenda item rejects the bids received on October 14, 2025 for the Iowa River Powerhouse Dam Repair Project. One (1) bid was submitted prior to the October 14, 2025 deadline:

Bidder Name	City	Bid
Tricon General Construction, Inc.	Cedar Rapids, IA	\$1,686,000.00
Engineer's Estimate		\$675,000.00

The lowest responsive bid submitted exceeded the Engineer's Estimate of probable cost by more than 100%, and staff recommends that Council reject the bid.

7. Consent Calendar - Setting Public Hearings

7.a [Downtown SSMID Renewal](#)

Motion setting a public hearing for November 18, 2025, on an Ordinance to re-establish the Iowa City Downtown Self-Supported Municipal Improvement District for a period of ten years in accordance with Iowa Code Chapter 386.

Comment: On September 12, 2025, a petition for the re-establishment of the Iowa City Downtown Self Supported Municipal Improvement District (SSMID) for ten (10)

years was filed with the City Clerk. The petition contains signatures of at least 25% of the property owners representing at least 25% of the assessed valuation in the proposed district as required by state law. Pursuant to State Code, the Planning and Zoning Commission has prepared an Evaluative Report regarding the proposed district. The next step is to set and post notice of a public hearing to consider an Ordinance re-establishing the Iowa City Downtown Self-Supported Municipal Improvement District for a period of ten years in accordance with Iowa Code Chapter 386.

7.b **Terrell Mill Roller Park Project**

Resolution setting a public hearing on November 3, 2025 on project manual and estimate of cost for the construction of the Terrell Mill Roller Park Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Comment: This agenda item begins the bidding process for the Terrell Mill Roller Park Project. This project generally includes replacing the aging skate park with a new skate park, as well as introducing a new bicycle pump track. The estimated cost of construction is \$1,820,000.

8. Consent Calendar - Correspondence

8.a **Establishment of "No Parking Any Time"**

Establishment of a "No Parking Any Time" parking prohibition on the south side of Lower West Branch Road from Kenneth Drive to Brentwood Drive.

End of Consent Calendar

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

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

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

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

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

10. Planning & Zoning Matters

10.a **Zoning Code Amendment - Floodplain Management Standards**

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). (Second Consideration)

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). Staff is requesting expedited action.

11. Regular Formal Agenda

- 11.a [Ordinance Adopting and Incorporating SUDAS Design Manual and Specifications](#)
Ordinance amending Titles 15, 16, and 18 of the City Code to adopt and incorporate the SUDAS Design Manual and Specifications, General Supplemental Design Standards and Specifications, and City of Iowa City Design Supplement and Specifications.

Comment: This is an ordinance amending Titles 15, 16, and 18 of the City Code to align City design standards with statewide design standards established in the SUDAS Design Manual, General Supplemental Design Standards, and City of Iowa City Design Supplement as the City's new design standards for use in all public improvement projects and construction within the right-of-way, as well as any extraterritorial areas required to be built to City standards pursuant to any fringe area agreement. The City currently uses the Iowa City Interim Municipal Design Standards, adopted in March 1996, for the design of public improvements, and the SUDAS Standard Specifications, General Supplemental Specifications, and City Supplemental Specifications as specifications for all public improvements projects. State law requires a public hearing on the adoption of a statewide code. A copy of the proposed ordinance and the SUDAS manual are available in the City Clerk's office.

1. Public Hearing
2. Consider an Ordinance (First Consideration)

- 11.b [Animal Care and Adoption Center Training Addition Project](#)
Resolution approving project manual and estimate of cost for the construction of the Animal Care and Adoption Center Training Addition Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing a time and place for receipt of bids.

Comment: This project generally includes an approximately 1,400 square foot multi-purpose room addition to the Iowa City Animal Care and Adoption Center. The estimated construction cost is \$940,000 available within the Animal Shelter – Training Annex account # Y4449.

1. Public Hearing
2. Consider a Resolution

- 11.c [Sale of Western Half of Outlot C, Industrial Campus](#)
Resolution authorizing conveyance of western approximate one-half of Outlot C in Iowa City Industrial Campus.

Comment: Iowa City Industrial Campus is a shovel-ready parcel for industrial use

located on 420th Street. City staff has negotiated a purchase agreement for the western approximate one-half of Outlot C (approximately 20 acres) to MidAmerican Energy Company for \$1.15 per square foot. This resolution approves the purchase agreement.

1. Public Hearing
2. Consider a Resolution

11.d [Historic Preservation Restriction on Sanxay-Gilmore House](#)

Resolution approving the Agreement for Restrictive Covenant with the Board of Regents for 109 E. Market Street commonly known as the Sanxay-Gilmore House.

Comment: In 2003 the City agreed to vacate and convey to the Board of Regents a section of Grand Ave. Ct. on the condition the Regents executed a restrictive covenant that imposed the City's historic preservation requirements on 32 Melrose Avenue commonly known as the Cannon-Gay House. The Regents own 109 E. Market St. commonly known as the Sanxay-Gilmore House, which is considered the oldest known residence in Iowa City. This resolution approves an agreement that releases the historic preservation covenant on the Cannon-Gay House and imposes a similar historic preservation covenant on the Sanxay-Gilmore House.

11.e [Sister Cities Program](#)

Resolution establishing a Sister City program framework for the City of Iowa City.

Comment: In April 2024, City Council directed the Mayor and Mayor Pro Tem to explore establishment of a Sister City program for consideration by the City Council. This resolution proposes establishment of a nonprofit organization to manage program operations, including evaluating requests for new partnerships, making recommendations to the Iowa City Council, and coordinating exchanges. While the City would not provide financial or staff support beyond its normal course of duties, City Council will consider Sister City partnership recommended by said organization so long as it meets certain criteria established by Council to ensure accountability and alignment with community priorities.

12. Council Appointments

12.a [Housing & Community Development Commission](#)

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

12.b [Airport Zoning Commission](#)

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

13. Announcement of Vacancies - New

13.a [Announcement of Vacancies - New](#)

Planning & Zoning Commission - One vacancy to fill an unexpired term, upon appointment - June 30, 2026 (Scott Quellhorst resigned). Correspondence included in Council Packet.

Applications must be received by 5:00 p.m., Tuesday, December 2, 2025.

14. Announcement of Vacancies - Previous

14.a Announcement of Vacancies - Previous

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

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

Public Art Advisory Committee - One vacancy for an Art or Design Professional 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.

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

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

construction)

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

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

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

Vacancies will remain open until filled.

15. City Council Information

16. Report on Items from City Staff

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

17. Adjourn

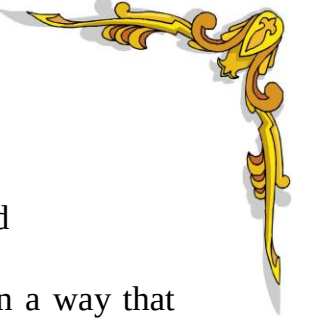


CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Community Planning Month

Attachments: [Community Planning Month proclamation](#)



City of Iowa City PROCLAMATION

Whereas, change is constant and affects all cities, counties, and places; and

Whereas, community planning and plans can help manage this change in a way that provides better choices for how people live and work; and

Whereas, community planning provides an opportunity for all residents to be meaningfully involved in planning for the future of their community; and

Whereas, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

Whereas, the month of October is designated as National Community Planning Month, which is endorsed by the American Planning Association, and is an opportunity to highlight how planning is essential to addressing ongoing community needs and how planners can lead communities to stronger futures; and

Whereas, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning commissions who have contributed their time to this field; and

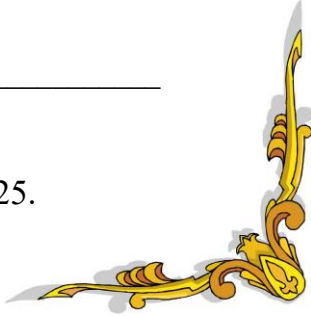
Whereas, we recognize the many valuable contributions made by professional urban planners of the City of Iowa City, Iowa, and extend our heartfelt thanks for the continued commitment to public service by these professionals; and

Whereas, this commitment is exemplified by the City's current update to its Comprehensive Plan and parking study & associated revisions to zoning code parking standards, both of which are efforts funded by the City's \$3.75 million PRO Housing award through the U.S. Department of Housing and Urban Development.

Now, therefore, I, Bruce Teague, Mayor of Iowa City, do hereby proclaim the month of October 2025 as

Community Planning Month

in Iowa City, Iowa in conjunction with the celebration of National Community Planning Month.



Mayor
Signed in Iowa City, Iowa,
this 21st day of October 2025.

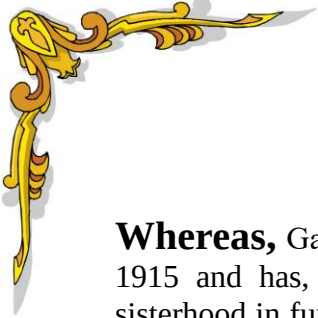


CITY OF IOWA CITY COUNCIL ACTION REPORT

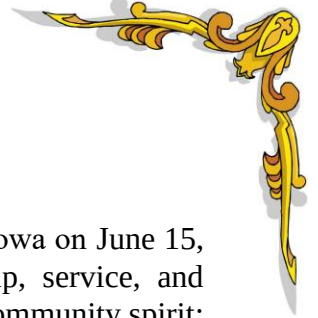
October 21, 2025

Gamma Phi Beta, Rho Chapter - 110th Anniversary Homecoming

Attachments: [Gamma Phi Beta, Rho Chapter " 110th Anniversary Homecoming proclamation](#)



City of Iowa City PROCLAMATION



Whereas, Gamma Phi Beta's Rho Chapter was founded at the University of Iowa on June 15, 1915 and has, for 110 continuous years, enriched Iowa City with leadership, service, and sisterhood in furtherance of fostering strong women of character, intellect, and community spirit; and

Whereas, throughout its history, the Rho Chapter has contributed significantly to charitable and philanthropic causes - dedicating countless hours to local service, fundraising, and mentorship; Gamma Phi Beta's philanthropy focuses on "Building Strong Girls, providing resources and experiences to foster spiritual, mental, and social resiliency in young girls. Their signature philanthropic partner is Girls on the Run, an organization dedicated to empowering girls to be joyful, healthy, and confident. Gamma Phi Beta members support Girls on the Run through volunteering as coaches and ambassadors, assisting at 5K events, and raising money through signature events like Moonball; and

Whereas, the Chapter's commitment to empowering women and cultivating academic excellence, civic engagement, and lifelong leadership and sisterhood has nurtured generations of women who positively shape our community and beyond; and

Whereas, the Rho Chapter's longstanding presence in Iowa City has enriched the University of Iowa campus and the broader community, exemplifying values of integrity, learning, inclusivity, and compassionate service; and

Whereas, as Rho Chapter celebrates this milestone with a Homecoming 110th Anniversary reception October 24-26, the City of Iowa City formally recognizes this milestone and expresses its' appreciation for the Rho Chapter's enduring legacy and current contributions extending a warm welcome home to alums.

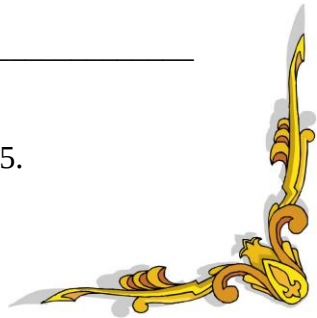
Now, Therefore, I, Bruce Teague, Mayor of Iowa City, do hereby proclaim October 21, 2025 to be

Gamma Phi Beta, Rho Chapter – 110th Anniversary Homecoming

in Iowa City, Iowa, and extend sincere congratulations and gratitude to the members past and present of the Rho Chapter for 110 years of service, leadership, and dedication to developing strong women and strengthening our community.



Mayor
Signed in Iowa City, Iowa,
this 21st day of October 2025.





CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

United Nations Day

Attachments: [United Nations Day proclamation](#)



City of Iowa City PROCLAMATION

Whereas, October 24th is the 80th anniversary of the United Nations; and

Whereas, the UN has prevented and resolved conflict, aided the victims of natural and manmade disasters, improved standards of life and global health, advanced human rights, and initiated measures to protect the planet; and

Whereas, the UN has helped make the United States safer, more prosperous and secure; and

Whereas, the Johnson County Chapter of the United Nations Association of the USA has helped to inform the public about the United Nations and advocated for constructive U.S. leadership in the world body; and

Whereas, the Johnson County United Nations Association (JCUNA) and the Iowa City Foreign Relations Council are hosting a UN Day event on Wednesday, October 22 at Noon at the Iowa City Public Library featuring UI historian Elizabeth Heineman speaking on antisemitism.

Now, Therefore, I, Bruce Teague, Mayor of Iowa City, do hereby proclaim Friday, October 24, 2025, as

United Nations Day

in Iowa City.

Mayor
Signed in Iowa City, Iowa,
this 21st day of October 2025.





CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Work Session Minutes: October 7

Attachments: [Work Session Minutes: October 7](#)



CITY OF IOWA CITY MEMORANDUM

Date: October 14, 2025

To: Mayor and City Council

From: Kellie Grace, City Clerk

Re: Council Work Session, October 7, 2025 – 4:00 p.m. at City Hall in Emma J Harvat Hall

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

Staff: Fruin, O'Brien, Lehmann, Goers, Grace, Caro, Hightshoe, Knoche, Havel, Sovers, Kilburg, Nagle-Gamm, Cahill.

JCBOS: Chair Jon Green, Vice Chair V Fixmer-Oraiz, Lisa Green-Douglas, Mandi Remington, Rod Sullivan

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

1. Joint Meeting with Johnson County Board of Supervisors: Permanent Supportive Housing

Crissy Canganelli, Shelter House Executive Director, introduced Amy Stetzel, Corporation for Supportive Housing Midwest Director, who presented a PowerPoint on the following:

- **Overview**

- CSH (Corporation for Supportive Housing) is a national nonprofit advancing affordable housing paired with supportive services.
- Focus: permanent supportive housing (PSH) — deeply affordable, non–time-limited housing for individuals with complex health or behavioral needs, often those experiencing chronic homelessness.
- CSH works through policy, training, technical assistance, lending, and systems change to expand PSH.

- **What Permanent Supportive Housing Is**

- Evidence-based, minimal-barrier housing that combines affordability, tenant autonomy, and voluntary support services.
- Tenants have standard leases and cannot be excluded based on sobriety, behavior, or “housing readiness.”
- Not a treatment program, group home, or time-limited care facility.
- Can be single-site (one building) or scattered-site (units in separate locations).
- Success depends on four key components:
 1. Housing, 2. Property & asset management, 3. Supportive services, 4. Community integration

- **Iowa Context**

- CSH and Iowa partners helped establish statewide definitions and quality standards for PSH.
- The Iowa Center for Excellence in Behavioral Health developed standards still available online despite loss of state funding.
- Shelter House recognized as a best-practice model (Cross Park Place, 501 Project).

- **Local Need: Johnson County / Iowa City CSH Needs Assessment (Gabe Schuster):**
 - Based on Homeless Management Information System (HMIS) homeless data (3 years) + community input.
 - About 23% of homeless households are chronically homeless (similar to national average).
 - Total of 1,093 unduplicated households identified:
 - o 77% individuals, 14% families, 7% youth
 - Current PSH utilization: ~90%, nearly max capacity (national avg: 84%).
 - Estimated local need: ~300 additional PSH units
 - o ~260 for individuals
 - o ~40 for families
 - Existing capacity: 61 single-site units + 130 scattered-site units.
- **Development and Cost (Chrissy Canganelli – Shelter House) 501 Project:**
 - 36 one-bedroom units, trauma-informed design, embedded clinical space.
 - Total cost: \$7.57 million (2022); projected \$10.2 million if built in 2026.
 - Funded through:
 - o National Housing Trust Fund (IFA)
 - o Housing Trust Fund of Johnson County
 - o CDBG/Home grants
 - o Private gifts & loans
 - o Commercial financing (not recommended for future projects).
- **Operating Costs – 501 Project:**
 - 24/7 staffing, property management, and case management (1:12 ratio).
 - Annual cost per tenant: ~\$23,000 → \$830,000 total per year for 36 tenants.
 - Funded by: Project-based vouchers, tenant rent (30% income), HUD CoC funds, private donations.
 - Major concern: HUD policy changes may cut funding — risking 84 households and \$780,000 in annual support by 2027.
- **Outcomes and Impact**
 - National PSH outcomes:
 - o 52% ↓ incarceration
 - o 57% ↓ ER visits
 - o 87% ↓ detox use
 - o 83% remain housed ≥1 year
 - Local results (Iowa City):
 - o 68–73% ↓ arrests/incarcerations
 - o 99% tenancy retention ≥1 year
 - o Only 1 return to homelessness since 2019
 - o Up to 99% reduction in medical costs for some tenants.
 - Engagement is voluntary, yet 100% of tenants eventually engage in some ongoing care.
- **Challenges Ahead**
 - Insufficient PSH supply vs. growing need (300-unit gap).
 - High local development costs and tight housing market limit scattered-site options.
 - Funding cliffs: COVID-era funds (Home-ARP, SLFRF) end by Dec 2027, threatening 105 households.
 - HUD policy changes could eliminate key service funding by 2026–2027.
 - Urgency: need for immediate and long-term strategies to expand and sustain PSH capacity.

- **Next Steps**

- Continue community planning through early 2026 to:
 - o Finalize needs assessment results
 - o Develop investment and policy strategies
 - o Present recommendations to city and county leaders for sustainable PSH expansion.

CSH Senior Program Manager, Gabriel Schuster and Shelter House Executive Director, Crissy Canganelli provided additional information. Individual Council members and County Supervisors asked questions. City Manager Fruin offered further information.

Action: Staff will send the County a copy of the slides and resend the winter shelter agreement and current list of financial supporters for that operation, as provided by the Shelter House and will stay engaged in the ongoing CSH planning efforts.

Councilors Salih and Weilein will meet with Board of Supervisor delegates to discuss planning for the permanent supportive housing Joint Entities meeting agenda item.

(Supervisors were dismissed from the meeting at 5:36 p.m.)

2. Clarification of Agenda Items

- [6.f]... Application to be a “Bird Friendly Iowa” community ... Councilor Alter noted she would be asking for clarification on the resolution language regarding “protecting birds” and what that entails.

3. Information Packet Discussion [September 18, September 25, October 2]

- September 18 – No discussion.
- September 25 – No discussion.
- October 2

1. (IP4 – Memo from City Clerk’s Office: Joint Entities Meeting Agenda Items for July 21) Mayor Teague stated there was already one topic noted for the Joint Entities meeting on October 20th [Permanent Supportive Housing].

4. University of Iowa Student Government (USG) Updates.

No updates.

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

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

3. (continued) Information Packet Discussion [September 18, September 25, October 2]

- October 2

1. (IP4 – Memo from City Clerk’s Office: Joint Entities Meeting Agenda Items for October 20) Mayor Teague suggested adding “LOST” to the Joint Meeting agenda. Individual Council members expressed their views.

Action: Staff will place the topics of “Permanent Supportive Housing” and “LOST” on the Joint Entities meeting agenda for October 20. Councilors Salih and Weilein will meet with Board of Supervisor delegates to discuss planning for the permanent supportive housing Joint Entities meeting agenda item. Staff will contact Greater Iowa City and ask if they can speak to the LOST agenda item on the Joint Entities meeting agenda.

2. (IP3 – Memo from the City Manager’s Office: Housing Information) Mayor Pro Tem Salih highlighted information from the memo noting we are still in need more affordable housing.

Adjourn 5:40 p.m.



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Formal Summary of Minutes: October 7

Attachments: [Formal Summary of Minutes: October 7](#)

**Summary of Minutes
October 7, 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, Moe, Salih, Teague, Weilein. Staff members present: Fruin, O'Brien, Lehmann, Goers, Grace, Caro, Hightshoe, Sitzman, Nagle-Gamm.

1. Call to Order

2. Proclamations

2.a Domestic Violence Awareness Month

Alta Medea, DVIP Community Engagement Director, accepting.

2.b Fire Prevention Week

Axel Swanson, Iowa City Fire Marshall, accepting.

2.c Indigenous Peoples' Day

Joe Maxwell and other students from the Native American student Association, accepting.

2.d National Disability Employment Awareness Month

Monica Brockway, Vocational Rehabilitation Services Supervisor for Iowa Workforce Development and member of the Disability Services Committee, accepting.

Motion to accept correspondence from Alta Medea, DVIP Community Engagement Director. Moved by Joshua Moe, seconded by Oliver Weilein. **Motion Passed. (6 Ayes)**

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

3.a Work Session Minutes: September 16

3.b Formal Summary of Minutes: September 16

4. Consent Calendar - Receive and File Minutes

4.a Civil Service Commission: September 4

4.b Housing & Community Development Commission: August 18 [See Recommendations]

4.c Human Rights Commission: August 26

4.d Library Board of Trustees: August 28

4.e Library Board of Trustees: September 4

4.f Parks & Recreation Commission: August 13 [See Recommendation]

4.g Public Art Advisory Committee: July 10

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

5.a Liquor License - New

- 1. Class C Retail Alcohol License for Claude, Inc. (App-228371), dba Claude Inc., 215 N. Linn St.**

5.b Liquor License Renewal

- 1. Class C Retail Alcohol License for JTE Restaurants LLC (LC0050189), dba estelas fresh mex, 184 E. Burlington St.**
- 2. Class C Retail Alcohol License for Hilltop Tavern, Ltd. (LC0019652), dba Hilltop Lounge, The**
- 3. Class E Retail Alcohol License for Walmart Inc. (LE0001404), dba Wal-Mart Store #1721, 919 Hwy 1 W.**
- 4. Class C Retail Alcohol License for Kinseth Iowa City, LLC (LC0049048) (Rooftop ODSA), dba Hilton Garden Inn, 328 S. Clinton St.**
- 5. Special Class C Retail Alcohol License for Filmscene (BW0096900) (Rooftop ODSA), dba FilmScene, 118 E. College St.**
- 6. Class C Retail Alcohol License for Christina Retirement Services, Inc. (LC0046635), dba Oaknoll East, 2640 N. Scott Blvd.**
- 7. Class C Retail Alcohol License for Christina Retirement Services, Inc. (LC0034966), dba Oaknoll Retirement Residence, 1 Oaknoll Court**
- 8. Special Class C Retail Alcohol License for Silver Asklof LLC (BW0094204) (Sidewalk Cafe), dba Silver Asklof LLC (noDo Downtown) (Sidewalk Cafe), 5 S. Dubuque St.**
- 9. Class C Retail Alcohol License for IC Burg LLC (LC0050469), dba Hamburg Inn No.2, 214 N. Linn St.**
- 10. Special Class B Retail Native Wine License for Willow & Stock, LLC (WBN001419), dba Willow & Stock, 207 N Linn St.**
- 11. Class C Retail Alcohol License for Brixco.,LLC (LC0039612) (Sidewalk Cafe), dba Brix, 209 N. Linn St.**
- 12. Class B Retail Alcohol License for HWZ L.L.C. (LG0000974), dba RJ'Z Express, 2 Escort Lane**
- 13. Class C Retail Alcohol License for Corridor Entertainment, L.C. (LC0038754), dba Studio 13, 13 S. Linn St.**
- 14. Class E Retail Alcohol License for Kwik Trip, Inc. (LE0003810), dba Kwik Star #1142, 1907 Keokuk St.**
- 15. Class C Retail Alcohol License for TLC Omnibus, Inc. (LC0041238), dba Dandy Lion, 111 S. Dubuque St.**
- 16. Class C Retail Alcohol License for HMDS, Inc. (LC0028165), dba Grizzly's South Side Pub, 1210 Highland Court**
- 17. Class E Retail Alcohol License for Kum & Go, L.C. (LE0002287), dba Kum & Go #51, 323 E. Burlington St.**
- 18. Class C Retail Alcohol License for Corridor Underground Entertainment Inc.(LC0044907), dba AlleyCat, 13 S. Linn St. #10**

6. Consent Calendar - Resolutions and Motions

- 6.a Motion to approve disbursements in the amount of \$19,161,077.93 for the period of August 1 through August 31, 2025, as recommended by the Finance Director subject to audit. Disbursements are published and permanently retained in the City Clerk's office in accordance with State.**
- 6.b Motion notifying the Iowa City Planning and Zoning Commission of the petition to re-establish the Iowa City Downtown Self Supported Municipal Improvement District for ten (10) years filed with the City Clerk on September 12, 2025 and referring said petition to the Planning and Zoning Commission for the preparation of an evaluative report for the Council on the merit and feasibility of the project, all in accordance with Chapter 386 of the Code of Iowa.**
- 6.c Resolution Amending and Adopting FY2026 Interfund Transfers.
(Resolution 25-232)**
- 6.d Resolution amending the budgeted positions in the Revenue and Purchasing Divisions of the Finance Department by deleting a .63 FTE Revenue Cashier and one full-time Purchasing Assistant position and adding one full-time Customer Service Representative - Revenue position and amending the AFSCME pay plan by deleting the Purchasing Assistant position from grade 4. (Resolution 25-233)**
- 6.e Resolution to repeal Resolution No. 24-218, a resolution approving the final plat of Murry Subdivision, Iowa City, Iowa. (Resolution 25-234)**
- 6.f Resolution approving an application to have Iowa City designated as a "Bird Friendly Iowa" community. (Resolution 25-235)**
- 6.g Resolution Authorizing the Procurement of Two (2) Light Duty Paratransit Buses for Public Transit. (Resolution 25-236)**
- 6.h Resolution Authorizing the Procurement of Four (4) Heavy Duty Electric Buses. (Resolution 25-237)**
- 6.i Resolution authorizing the procurement of one (1) new automated refuse truck body package. (Resolution 25-238)**
- 6.k Resolution accepting the work for the City Hall Roof Replacement Project. (Resolution 25-239)**
- 6.l Resolution accepting the work for the Landfill Equipment Building Replacement Project. (Resolution 25-240)**

6.m Resolution accepting the work for the Mercer Pool Roof Replacement Project. (Resolution 25-241)

6.n Resolution accepting the work for the Normandy Drive Storm Sewer Project. (Resolution 25-242)

7. Consent Calendar - Setting Public Hearings

7.a Motion setting a public hearing on October 21, 2025, on an ordinance amending Titles 15, 16, and 18 of the City Code to adopt and incorporate the SUDAS Design Manual and Specifications, General Supplemental Design Standards and Specifications, and City of Iowa City Design Supplement and Specifications.

7.b Resolution setting a public hearing for October 21, 2025, to approve a purchase agreement with MidAmerican Energy Company for the western approximate one-half of Outlot C in Iowa City Industrial Campus and to consider a proposal to convey said property. (Resolution 25-243)

7.c Resolution setting a public hearing on October 21, 2025 on project manual and estimate of cost for the construction of the Animal Care and Adoption Center Training Addition Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection. (Resolution 25-244)

8. Consent Calendar - Correspondence

8.a Establish (1) on-street disabled parking space on the west side of the 1000 block of South 7th Avenue.

End of Consent Calendar

Individual Council members expressed their views.

Motion to approve consent calendar, items 3-8, removing 6.j for separate consideration . Moved by Joshua Moe, seconded by Mazahir Salih. Motion Passed. (6 Ayes) Harmsen absent.

6.j Resolution authorizing the procurement of one (1) new Trash Compactor for Landfill Operations.

The following individuals appeared regarding item 6.j: Ezra Wright, Pat Minor, Clara Reynen, Uchecho Anomnuchi, Newman Abuissa. Individual Council members expressed their views. City Manager Fruin and City Attorney Goers provided additional information.

Motion to approve consent calendar, Item 6.j. Moved by Megan Alter, seconded by Oliver Weilein. Motion Failed. (0 Ayes) Harmsen absent.

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

The following individuals appeared: Morgan Szasz, Mary Gravitt, Clara Reynen, Mike Anderson.

10. Planning & Zoning Matters

10.a 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).

Development Services Coordinator Sitzman presented a PowerPoint. Individual Council members asked questions and expressed their views.

Motion to give first consideration . Moved by Megan Alter, seconded by Joshua Moe.
Motion Passed. (6 Ayes) Harmsen absent.

11. Regular Formal Agenda

11.a Resolution approving Amendment No. 18 to the City-University Project 1 Urban Renewal Plan to add projects to the Urban Renewal Area.

Economic Development Coordinator Kilburg presented information. Individual Council members asked questions and expressed their views.

Motion to approve resolution 25-245. Moved by Joshua Moe, seconded by Laura Bergus. **Motion Passed. (6 Ayes) Harmsen absent.**

11.b Resolution approving a purchase agreement for 1616,1618, and1620 Aspen Court, North Liberty.

Neighborhood & Development Director Hightshoe presented a PowerPoint. Individual Council members asked questions and expressed their views.

Motion to approve resolution 25-246. Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (6 Ayes) Harmsen absent.**

12. Council Appointments

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

Individual Council members expressed their views.

Motion to appoint Mark Fay . Moved by Joshua Moe, seconded by Mazahir Salih.
Motion Passed. (6 Ayes) Harmsen absent.

13. Announcement of Vacancies - Previous

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

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

Public Art Advisory Committee - One vacancy for an Art or Design Professional 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.

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

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

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

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

Vacancies will remain open until filled.

14. City Council Information

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

15. Report on Items from City Staff

16. Adjourn

Motion to adjourn 7:30 p.m. Moved by Laura Bergus, seconded by Oliver Weilein. Motion Passed. (6 Ayes) Harmsen absent.

Mayor

City Clerk



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Board of Adjustment: September 10

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

**MINUTES
BOARD OF ADJUSTMENT
FORMAL MEETING
EMMA HARVAT HALL
SEPTEMBER 10, 2025 – 5:15 PM**

FINAL

MEMBERS PRESENT: Larry Baker, Nancy Carlson, Mark Russo, Julie Tallman (via zoom)

MEMBERS ABSENT: Paula Swygard

STAFF PRESENT: Sue Dulek, Anne Russett

OTHERS PRESENT: James Kincade, Audrey Wedemier, John Hagedorn, Del Holland

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 EXC25-0005:

An application submitted by the Iowa City Bike Library requesting a special exception to allow a parking reduction in an Intensive Commercial (CI-1) zone for the property located at 1222 Gilbert Court.

Baker opened the public hearing.

Russett began the staff report with a map showing the location of the property on Gilbert Court. She noted the property is zoned Intensive Commercial and the surrounding properties are also zoned Intensive Commercial. In terms of background, the specific request is to reduce parking by 50% on the site. The Iowa City Bike Library owns and operates the site, they purchased it in 2021 and have been operating from this site since then. Russett explained the existing land use requires five parking spaces, so with the 50% reduction they would be required to provide two, and the remaining area would be used for green space and bike parking. Staff found a building permit from 1987 that shows that the City approved six parking spaces on this property, back then all those spaces were located in the front of the building and they are all currently non-conforming in that the way that they are designed because they required that cars back out onto the street, and it would not allow any space for green space or bicycle amenities.

Russett shared some photographs of the property and the site plan that was submitted with the application. She noted the property is paved from property line to property line so what they're proposing is to repave the sidewalk, to do some repaving of the drive access, incorporate some green space within the right of way between the street and the sidewalk and add additional green space on the site, they would be providing a covered parking area and bicycle service area, and then the two parking spaces.

The role of the Board is to approve, approve with conditions or deny the application based on the facts presented. To approve the special exception the Board must find that it meets all applicable approval criteria, the specific standards and the general standards. With regards to the specific standard, a parking reduction for other unique circumstances where it can be demonstrated that a specific use has unique characteristics, such that the number of parking or stacking spaces required is excessive, the Board can approve a special exception to reduce the parking by up to 50%. Staff finds that the property is owned and operated by the Iowa City Bike Library and their vision is to empower people to make bicycling a primary form of transportation in the community. Due to the work that they do, the use has unique characteristics that require fewer vehicular parking spaces because primary patrons of the Bike Library travel on bike to service their bicycles, trade in or participate in bicycling related activities. Russett reiterated in 1987 the City approved six parking spaces on the site however, they are not striped, and they are non-conforming based on today's standards because they would require backing out onto Gilbert Court, which is no longer allowed by the zoning ordinance. Additionally, the Bike Library also needs space for bicycle parking and amenities, as well as green space. The current site is paved from property line to property line, so they'd like to improve the site by removing some of the paved area and replacing it with green space. The reduction in parking will allow the Bike Library to provide some on-site parking, while incorporating these other amenities.

In terms of the general standards, the first standard is that the specific proposed exception will not be detrimental to or endanger the public health, safety, comfort and general welfare. Russett stated the proposed project will improve the site by incorporating additional green space and bike amenities. Without this parking reduction, the property would not be able to incorporate the amount of proposed green space and finding space for bike amenities would be a challenge. She noted access to surrounding properties will not be affected and access to the subject property will remain the same but improved with new pavement.

The second criteria is that the proposed exception will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not diminish property values. Staff finds that the proposed site improvements will not impact the ability of neighbors to utilize and enjoy their properties, nor will it negatively impact property values in the neighborhood. The only changes to the property are changes to the site, not the operations of the Bike Library. Therefore, no increase in traffic to the site is anticipated.

The third criteria is that the establishment of the proposed exception will not impede the normal and orderly development and improvement of the surrounding properties. Staff finds that the surrounding property is already fully developed with a variety of commercial and semi industrial uses.

Criteria four is that adequate utilities, access roads, drainage and other necessary facilities have been/are being provided. Staff finds that the subject property is already developed and all utilities, access roads, drainage and necessary facilities are already established in this neighborhood. Russett noted there's pedestrian access provided by a sidewalk along Gilbert Court and the closest Iowa City transit stop is at Gilbert Street and Kirkwood Avenue. She reiterated that many visitors will utilize the City's bicycle infrastructure.

The fifth criteria is that adequate measures have been or will be taken to provide ingress or egress designed to minimize traffic congestion on public streets. The project includes

improvements within the public right of way, including repaving of the public sidewalk and adding new pavement for the access drives. No changes are proposed to the existing street and the on-street parking that's allowed on the western side of Gilbert Court will continue.

The sixth criteria is that except for the specific regulations and standards applicable for the exception, the exception in all other respects conforms to the applicable regulations of the zoning code. Russett stated the subject property meets the requirements of the base zone and again, going back to that permit from the 1980s that was using the applicable codes at that time regarding the use at that time, the number of spaces, size and location that was required by the zoning ordinance at that time, which was six parking spaces, those spaces are now non-conforming and do not meet current standards. With the approval of the proposed parking reduction, all parking on the site would comply with current regulations.

The final criteria is that the proposed exception will be consistent with the Comprehensive Plan of the City. Russett stated the Comprehensive Plan identifies this area as appropriate for general industrial land uses. The Comprehensive Plan also has goals to accommodate all modes of transportation and encourages walking and bicycling so a parking reduction would align with the Plan's vision to promote more bicycling in the community.

Staff did receive two pieces of correspondence from neighboring properties which were provided to the Board earlier and copies were made available tonight.

Staff recommends approval of EXC25-0005, to reduce the onsite parking requirement by 50% (from 5 to 2 parking spaces) for the Bike Library located at 1222 Gilbert Court.

Carlson asked for an explanation of the parking situation now with the six parking spaces and where the parking spaces would be with the new plan. Russett showed that from the 1987 plan there were six parking spaces, all were angled so that one would have back out onto the street, which was allowable at that time. They could keep the parking as is, and let it continue as non-conforming parking but the issue is that is the only area for parking on the site and they want to use it for other things. So they're proposing two spaces, orienting them in a way where they would not have to back out onto the street, and adding in green space and amenity space.

Tallman asked if there has there been any use of those six existing parking spaces. Russett doesn't believe so.

Baker asked for clarification on page two regarding these spaces are currently non-conforming and to allow the Bike Library to remove parking for green space and bicycle amenities, is an amenity different than parking and are bicycle parking racks, for example, considered an amenity. Russett explained it's both bicycle parking spaces, but also things like bike pumps and things that people can use to service their bicycle.

Baker noted it also states with the proposed request green space and amenities added, the requested two parking spaces would meet current standards. Does that mean if this lot were empty and someone built the same building on it, they would only be required to have two parking spaces. Russett explained that current standards determine parking in terms of the dimensions, the location and that type of thing, whereas the main thing with the parking from 1987 was orientation. Current standards are not just about how many spaces but also how the parking is oriented.

Baker asked if there is a City regulation about when the requirement for a handicap parking space kicks in. Russett confirmed there was when 10 spaces or more are required.

Carlson noted the current sidewalk is somewhat hazardous the way it is currently laid out.

Russo had a question concerning the language unique circumstances and the language in that clause is pretty much devoted to historic structures so what makes this business any different than any other business in terms of a unique circumstance. How did the City come to the determination that this qualifies under that clause. Russett explained the standard is that they have to demonstrate one of two things, one that the specific use has unique characteristics, such that the number of parking spaces is excessive, or will reduce the ability to use or occupy a historic property. In this case, it's not a historic property but it is a use that has unique characteristics, where the parking is excessive.

Russo asked if they are setting any precedent. Dulek replied no, a special exception is specific to the exception.

Baker noted however that one of the compelling factors in favor of the applicant is the current use of the business is the bicycle use but if this business were to be sold and another business went in there and it is allowed to have only two parking spots, now that's permanent. Russett stated it would depend on what the new user was doing, staff would take a look at any site changes and if it was to be something like an expansion that would trigger a zoning review.

Baker stated but if the same property, same building, just a new use takes over once they put in place this two parking space exception it's going to stay unless there's compelling reasons on the dramatic change of use. Russett confirmed that was correct.

James Kincade (Civil Engineer, Axiom Consultants) is representing the Bike Library and from the staff discussion it sounded like there were some questions he hopes to answer sufficiently. They find themselves seeking this exception because the Bike Library is interested in the rehabilitation of the front area, which includes removal and replacement of a lot of the poor condition pavement and replacing that with beautification in the form of green space. The implication of wanting to do those improvements means anything proposed needs to be code compliant. So if the Bike Library chose to do nothing and keep the poor condition out front, they could rely on the 1987 site plan as their guiding document for what's allowable, even though that layout could never be approved in the current code. Upgrading the site into nicer pavement and green space means they now need to provide a code compliant parking lot, which means a 22 foot wide drive aisle with 18 by 19 stalls and a turning movement that doesn't cause patrons to back out into Gilbert Court. They find themselves having to be code compliant as well as address the historical use of the Bike Library. His understanding and conversation with staff is that, although not delineated that way now, the two stalls is how it's functioning for patrons in that area so that was the basis of the ask to get a reduction down from the required five spaces in the code, as well as acknowledging it is the mission of the Bike Library to promote bike travel. They know historically that a lot of the patrons do bike to the Bike Library and this beautification is providing additional exterior bike parking to further encourage bike travel in lieu of vehicular parking stalls. Another note Kincade wanted to address is the question about ADA because one of the correspondents from a neighbor asked about ADA, and although they are not required to delineate an ADA stall being only two stalls, they are providing both stalls as ADA design

compliant so if somebody found themselves parking in either one of the stalls they would be able to function out of that stall in the same way they would a delineated ADA stall.

Carlson noted the Bike Library hours are from noon until 5:00pm, two days a week, and from 10:00am until 3:00pm on Saturdays, so on those days how many individuals come to avail the Bike Library services via cars. Kincade replied it's a hard question to answer with a substantive number, he knows through conversations that the orientation that is being proposed is how the site is more or less being used now. The Bike Library wants to provide enough parking for the use of the patrons so he would assume two spaces would be adequate and has traditionally and historically been adequate. He noted there is an explicit ask for some additional bike parking on the north area of the drive aisle, which is why they want to create some green space and have very clear bike stalls there. However, the use of the site historically in normal nonevent scenarios, two has been deemed adequate by the owners.

Carlson noted two days a week they have groups that come in, a teenage group and a women group, do they all come at the same time and do they all usually ride bicycles.

Audrey Wedemier (Director, Bike Library) stated on Tuesday nights from 6:00pm to 8:00pm they have 15 to 20 people showing up for Women Transform Night. She estimates about 75% of people are arriving by bicycle, and they arrive at different times throughout the night. On Thursdays, from 3:00pm to 5:00pm is Outspoken Teens, and as far as she knows none of the teens are driving and they get dropped off by their parents. Most of the parents do not stay and there are anywhere from 5 to 15 teens showing up to work on their "earn a bikes" that they get to work on for a month before they get to take those bikes home for free. If their parents are not able to drop them off, then they either arrive by bus or on a bike that they already have.

Russo asked if they have had any parking issues. Wedemier stated the way they use the parking spaces now is really just the two spots that they try to encourage people to use. They're not striped, and they have signs posted in three different places that say "please do not use neighbors parking". They have had Nancy Footner and Arnold Motor Supply come to them previously and let them know that they don't want the Bike Library patrons or staff to park in their parking lots, which is understandable so they asked Bike Library staff and patrons and volunteers not to use that parking across the street or any neighbors parking and to just park on the street. She talked to a customer today who showed up at about 3:30 and he said he didn't have a problem finding any on street parking, and that when he can't find on street parking within a few yards of the Bike Library he doesn't mind walking down the street a bit. Wedemier noted they do have informal agreements with some neighbors, Advanced Electric and I Corps (on Highland and Gilbert Court) that any overflow parking for after 5pm activities that happen, either on a Friday night or a Saturday for a special event, they could use their parking lots for overflow parking.

Russo noted the two letters of concern, in one the yoga person referred to something resilience. Wedemier stated Nancy is a longtime friend of the Bike Library and she helped them find this location when they were looking for a location to buy in 2021. Nancy also spearheaded an effort a few years ago to get a sidewalk put in south of the facility because they do have people in wheelchairs that are using South Gilbert Court as a thoroughfare to go to lots of different social service agencies and also using the Bike Library. Regarding resilience, the City has named the Bike Library as one of two resiliency hubs in Iowa City, The Neighborhood Centers of Johnson County and the Bike Library have been named a resiliency hub and what that

means is that the Bike Library receives funding from the City of Iowa City to be an emergency location in the event of a climate emergency. So if there is a situation where power is out, there is a heat wave, there is a really cold snap, any kind of climate emergency people know to come to the Bike Library to warm up, charge their cell phones, cool down, etc. They now have AC, for the first time in 21 years, and have just installed 80 solar panels and will be fully running off of solar power very soon. Wedemier noted they work with lots of different populations and the City has named them a resiliency hub because they have closer contact with populations than the City can. For example, they have a program off site that is specifically for Latina women to learn how to ride bikes and they meet every Wednesday at Terry Trueblood, they have a very large group of people that have been coming to that program for years now so they are easily able to communicate with those populations in the event of emergency. While they won't serve as a shelter, they do serve as a centralized location for getting information out to people quickly.

Russo noted concern about an increase in traffic or the parking pressure in such an emergency situation. Wedemier noted in the event of an emergency situation that shouldn't matter and just taking care of people is the biggest priority.

Russett added she spoke with the City's sustainability coordinator about this designation too and she agrees with what Wedemier is saying that the resiliency hub designation is not going to be increasing traffic nor going to add more programming, it is a way to get information out to the community.

Russo asked about the improvements to the parking. Kincade noted they would be adding in a five foot wide sidewalk to replace the current narrow sidewalk and will be adding markings to the ground to indicate area for movement through there for walking and discourage somebody from parking there. There will be other pavement for the private access to get Bike Library vehicles back to their overhead doors and where some gutters discharge on the north side of the property. He noted these improvements would further ensure some security from rainwater finding itself back into the structure and getting that rainwater into Gilbert Court's gutter and help push storm water more quickly.

Russo asked about the green space. Kincade stated it will be grass and some plantings. Iowa City Engineering will definitely have some feelings about what those sections look like and how they're planted and that will come during the site plan review.

Russo asked about the service pad area. Kincade noted that area will be covered but not enclosed.

Carlson asked with regards to parking spaces, on an average day how many people are working or volunteering at the Bike Library. Wedemier stated they have five staff that are there four days a week, and two of them are there on Mondays. She stated more than 50% of the time staff are biking to work, they all live in Iowa City within a three mile radius so it's easy for them to bike there. When they are open for those 10 hours during the week when patrons are arriving by foot or by bike or by car she estimates 25% to 35% of people are arriving in their car. She added that does not include the people who are dropping off bikes for donations, which is something different. On any given Saturday, they could have upwards of 35 bikes donated in one day and people usually just park in front, unload their bike and they leave. Most people who drop off donations are there for less than five minutes.

Carlson asked for the staff that do drive, where do they park. Wedemier stated they can park anywhere on the property, or they can use on street parking when the Bike Library is not open. During the times the Bike Library is open to the public staff will use on street parking and those two spots will be dedicated for patrons.

Russo noted the landscape down there is a mess with undefined boundaries, overlaps, different materials, and bringing some order to this is certainly an attractive prospect. However, one of the major concerns as a Board is loss of parking, Iowa City is parking heavy and spots are harder and harder to get so they are a reluctant group to give up any kind of parking. Wedemier acknowledged that is understandable which is why it is their mission to empower to get more people on bicycles. They all own cars, most people at the Bike Library own a car, but getting more people to choose to bike for two to three miles, which is the majority of the trips that are made around town, helps everybody because it reduces congestion, which is also good for motorists because they want to drive and park in places that have reduced congestion, it's good for pedestrians and cyclists because it makes it safer for people to walk and bike somewhere. So their mission is to get more people on bikes and to empower people to make biking a primary form of transportation and to encourage people to choose to bike for those short trips around town to see a reduction in the number of people that are driving short distances in their cars. 20 bikes can fit in an area where one car fits. The Bike Library's plans are very much in line with the City's Strategic Plan to help reduce emissions and become net zero by 2050.

Baker asked for clarification on employee parking. Wedemier stated if this plan is enacted, they will not allow employees to park in those two spots during the 10 hours the Bike Library is open, however, outside of those 10 hours they do allow parking anywhere on the property, including those two delineated parking spots.

Baker noted there is currently a bike rack blocking off the current access, making it really so there are only two parking spots and wondered how long that has been there. Wedemier stated they have really been operating with two parking spots since they purchased the building in 2021 and currently the non-delineated spots require people to back out onto Gilbert Court, which is not ideal, but that is just the way it's set up. Otherwise, if they took away that bike rack that sits in front, that's blocking where now they plan to have the entrance, the car parking would get a little chaotic because there are no lines, and people will park any which way.

Baker stated the reason he asks is because of the concern about the consequences of approving this special exception, but it appears they have been working with two parking spaces since they opened the business for four years. So have there been any issues, neighbors have sent a couple of letters, but how often do they get complaints about the parking situation from neighbors or complaints from patrons or volunteers. Wedemier admitted there have been a few, but it's not very often. She noted they have pretty good relationships with most of their neighbors. For example, the City of Iowa City is right next door and they have great relationship with them, in which the Bike Library has a three year lease with them to paint on their property, and then the neighbors to the north, that building is owned by Sharpless, Brad Sharpless, and they have a good relationship with him, he's currently looking for a renter for his building.

Baker asked how many bicycle racks they plan on having on that new pad area. Wedemier stated more than just the one they currently have, one bike rack does not give enough range as there are many types of bikes and they all take up different amounts of spaces. One bucket bike probably takes up as much room as two and a half bikes and one recumbent bike takes up

maybe one and a half bike parking spots. Overall, they'd like to be able to park 20 bikes there. Baker asked how many can park there now. Wedemier stated with the current rack that's there maybe seven to 10 and with this new layout they will be able to facilitate more actual parking for bikes available.

Carlson stated if the Bike Library's busiest day is Saturday, how many of the other businesses around there are open on Saturday. Wedemier stated Arnold Motor Supply is open on Saturday and a couple of the auto shops might be open but is unsure if the yoga store is open.

Carlson also asked about the women's night and what the time frame for that event was. Wedemier said they meet on Tuesday night from 6pm to 8pm and that is a time frame when the other businesses in the area are not open. Carlson asked about the teen event on Thursdays. Wedemier reiterated that is from 3pm to 5pm on Thursdays but the teens don't drive and usually their parents drop them off. Carlson asked how many attend that event. Wedemier stated it is 5-15. Carlson asked if the Bike Library wanted to increase the number of people who use the facility in the future, how might that affect the parking. Wedemier stated they do not anticipate adding any more programming or any more open hours and will operate as they always have. She noted they do a lot of work during the day when they're not open, lots of behind the scenes work. If they were to plan to increase their hours it would be on Wednesdays and Fridays after 5pm but doesn't anticipate a big increase in traffic because maybe more people are finding out about the Bike Library because they want to bike more often.

John Hagedorn (Store Manager, Arnold Motor Supply) stated they sent an email earlier about their concerns about the parking reduction. He stated their issue with the parking reduction is on the donation of the bikes, because people are not riding there to donate or for the bike repair, and they do have influx of people parking in the Arnold Motor Supply parking lot and that is their concern.

Carlson asked about the congestion problem. Hagedorn there is already a problem with their street being congested with people dropping off donations, dropping off repairs, stuff like that. He noted they run a delivery service and need to get in and out of their parking lot frequently and with all the on street parking during their times of business it does oppose safety concerns for them because of going in and out, the influx of bike traffic, the influx of pedestrians coming in and out of there as well.

Baker asked if the Arnold Motor Supply parking lot is marked as customer parking. Hagedorn stated it is not, they have discussed about doing that and making it as Arnold's patrons only.

Carlson noted when she drove down to the area this morning, the Arnold Motor Supply parking lot was pretty much filled with vehicles, do they have customers that come to the store as well as delivery services. Hagedorn confirmed their parking lot is full mainly of employees that work for them but they do have spots for the customer parking as well. Carlson asked about Arnold Motor Supply's Saturday hours. Hagedorn stated they are open on Saturdays from 7:30am to 1:00pm and the Bike Library has their donations on Saturdays and they do have people parking in their spots, which is a safety concern with their delivery service. Carlson noted the major concern is the conflict that can arise between the Bike Library and Arnold Motor Supply on Saturday mornings. Hagedorn confirmed that is the main concern, they've had instances in the past of bike patrons test driving a bike in the Arnold Motor Supply parking lot, almost hitting their vehicles, or the delivery drivers almost hitting them because they're not paying attention.

Hagedorn stressed it is a very big safety concern for them because of liability and because it's on their property.

Russo asked about the layout of their parking lot and how many parking spaces they have. Hagedorn said they only have one access drive but was unsure of the actual number of parking stalls.

Baker noted it seems like they are not talking about a future problem but rather some relief for a current problem so this new exception doesn't change the circumstances that create the problem. Hagedorn stated currently the Bike Library does not have designated parking, and the overflow is the street, or wherever people park, which is in their parking lot when they are donating bikes or bike repair. Baker asked if delineated spots in the future for their property would affect or improve the problem. Hagedorn stated that they currently aren't using the six stalls they have for the Bike Library customers, they're currently just using two so that is why there is the issue of parking. Baker agreed and noted to remediate the current problem is going to require something between Arnold Motor Supply and the Bike Library and that's going to be necessary regardless if the Board approves or doesn't approve this exception, the Bike Library is still operating with the same two spaces. Hagedorn stated his stance is the Board should require the Bike Library to operate with the six stalls because they are currently not and not in compliance.

Russo asked if someone is dropping off a bike, what's the dwell time. Hagedorn stated it is a very short dwell time, but it is the consistency. Wedemier explained usually people just drive up, take the bike out, or someone will see them drive up, and then a staff person will come and help them unload, and then they drive away, so they don't really need a parking spot.

Baker noted one of the concerns was that people actually using their bicycles on the other property. Wedemier stated that one of the things that they've done this summer was installed a bike skills test ride loop and that is on the area where they have signed an agreement with the city of Iowa City to paint on their side of the property. So between 1222 and 1306 Gilbert Court there is a shared courtyard area and that's where they tell everybody that they should be test riding their bikes.

Carlson asked how long that has been in existence. Wedemier responded for two months.

Russo asked if Mr. Kincade was aware of the parking problem with Arnold's Motor Supply. Kincade replied he was just made aware of it this morning through the correspondence.

Kincade reiterated the use of the neighbors parking lots is not encouraged nor permitted through any action of the Bike Library. In conversation with staff during high volume events there is signage noting where to park and for overflow parking to be on the street. There is good faith efforts and instruction from the Bike Library to get overflow parking into places where it's permitted public parking. He acknowledged it's a tough effort to tell humans to do something they're not supposed to if that thing is convenient. He has worked on other projects in the capacity of an engineer where there are very concise efforts to delineate parking to own patrons only. He works across from the Starbucks on Burlington and there's very clear signs that say parking only for Starbucks customers under threat of towing. It is his understanding that neither of the properties west of the Bike Library employ any of those efforts and it's not something that the Bike Library can do for them. Again, there certainly have been efforts to alleviate that in the

same way that there might be some issues with individuals biking places they should not be biking. The Bike Library will do every effort possible to get those individuals to be safe but they can't control everybody. Kincade also wanted to point out, although the exception is framed as a reduction, it's not a literal reduction of parking stalls because the site exists currently with two, what they are wanting to do is improvements, which means they have to be code compliant. The request asking for a reduction is what the code demands, but the use of the site is not going to change substantively based on this approval, they are not creating a problem, they just haven't solved the current problem.

Wedemier reiterated that 10% of the people who are dropping off donations are there for more than five minutes and if the Bike Library staff see them right away, they'll come out and help them and expedite the process of unloading the bike, give them a receipt for their donation, and then they leave. When people bring their bikes to work on if they drive their bike to the shop and work on it, then they end up staying for longer and perhaps that is the source of the parking issue for this gentleman. They do have three signs posted and would be happy to work with the neighbors, Arnold Motor Supply, Advanced Electric, Friendship Yoga, to find a solution to this current issue through signage. She thinks perhaps their signage could be improved, and maybe the neighbors would want to have their own new signage to let people know that there's no Bike Library parking allowed.

Del Holland (Board Member, Bike Library) acknowledged the Board of Adjustment is often put in this position of that there's not enough parking in Iowa City, they need more parking, and yet that's kind of in conflict with the City's goal to decrease the amount of vehicle traffic in town. One of the things that they are trying to do is model where they can provide not only this new bicycle parking that will be more parking, but it's going to be covered parking. They're trying to model not only for them, but for the community at large. There's a strong movement toward less parking as seen at the new Roosevelt school development where there is actually no parking required, and yet there's going to be 145 residents or something. They're trying to encourage people to ride bicycles, to walk, to take transit, and the Bike Library is trying to be a model of how that can happen esthetically pleasing in a neighborhood.

Baker closed the public hearing.

Carlson moved to recommend approval of EXC25-0005, to reduce the onsite parking requirement by 50% (from 5 to 2 parking spaces) for the Bike Library located at 1222 Gilbert Court.

Russo seconded the motion.

Tallman noted right now there is no delineated parking and that is creating problems so by designating the parking, improving the planted barriers, restoring the sidewalk seems all favorable. She stated in essence she feels like they're dealing with an existing situation and an existing use, a use that is ongoing, that has effectively no parking. And this is an application with an idea of how to establish parking, parking that is in compliance with design regulations.

Russo questions is this problem solvable, the Bike Library parking, and that seems to be the issue, and the challenge. He has pretty high confidence that everyone can handle this, it's just a matter of logistics, communication, etc.

Carlson thinks there are two things that they have been discussing but what can they rule on, they are supposed to rule on whether reducing the parking to two spaces, rather than the six that are there now, make sense, and right now the six there are not in compliance with the standards that the City has. If they approve the two spaces, and they put them in the right way, then they will be in compliance with the current regulations. Keeping the current situation is not in compliance and is dangerous because people back out onto the street and to approve the exception provides a safer access and exit for the people using those parking spaces. She acknowledged she is concerned about the congestion problem, but that's not what is before this Board and that has already existed, changing these parking spaces to two is not going to make any difference as far as that problem goes. Carlson also noted the sidewalk on that side of the street is abhorrent for anyone in a wheelchair or really anyone trying to walk on it. She was there at 11:30 this morning and the Bike Library was not open and there were more parking spaces available on that street than are available on her residential street at home. She went back down there at 3:30 this afternoon when the Bike Library was open and there were still more available parking spaces on that street than there were on her residential street at home.

Baker basically agrees with everything that the rest of the Board has said, he doesn't think they're creating a new problem, but they haven't resolved a current problem, but that's out of their domain and that's left up to the property owners.

Russo asked if this property were sold, could this property become a bar or would it have to be rezoned. He asks because they don't want to set a precedent here. Dulek replied the special exception does stay with the property but it's not precedential in the sense that if someone on 123 Main Street asks for a parking reduction, just because the Board granted it here they don't have to grant it there if it is not right for that location. Russett stated regarding if a bar were to go into the location, she would have to look into that, she is not sure if drinking establishments are allowed in this zone or not. There are a couple down there so it might be an allowed use, but there also is the 500 foot requirement too.

Tallman stated unless the rules change significantly, any change in use would require compliance with current regulations and she doesn't see how this building could be converted to a bar. She stated they are approving a special exception for a warehouse use, so if someone were to come in and say they want to change this building to a clothing store or a bar, they would have to go through an entirely new and separate process for approval, including compliance with parking regulations for a retail store or a bar. Russett stated that can get complicated because a change in use doesn't trigger a zoning compliance review nor a site plan. So unless they're doing something to the property that would maybe trigger a building permit or improvements or something like that, the City wouldn't be aware of the change in use.

Carlson stated regarding agenda item EXC25-0005 she does concur with the findings and conditions set forth in the staff report of September 10, 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 believes that with the approval of the proposed parking reduction, all parking on the site would comply with current regulations. The six parking spaces that are there now have been non-conforming for some time and this use has unique characteristics that require fewer vehicle parking spaces.

Russo seconded the findings of facts.

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

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.

CONSIDER JULY 9, 2025 MINUTES:

Carlson moved to approve the minutes of July 9, 2025. Russo seconded. A vote was taken and the motion carried.

BOARD OF ADJUSTMENT INFORMATION:

Dulek noted there is a training for board and commission members at Terry Trueblood on Monday, the 29th of September, at 6:00pm. More information will be coming. The training is for open meetings and open records that Council wants all board members to attend. If you have already completed the training online please send Russett the confirmation that it has been completed.

ADJOURNMENT:

The meeting was adjourned at 6:50 pm.

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

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

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Civil Service Commission: October 7

Attachments: [Civil Service Commission: October 7](#)

Minutes – Final
City of Iowa City Civil Service Commission
Tuesday, October 7, 2025 – 10:30 a.m.
City Manager’s Conference Room

Members Present: Rick Wyss, Ashley Jennings, Eleanor Dilkes

Members Absent: Melissa Jensen

Staff to the
Commission Present: Karen Jennings, Tracy Robinson

Other Parties Present: Chris O’Brien, Sam Brown

Recommendation to Council (become effective only after separate Council action):
None.

Call to Order:
Wyss called the meeting to order at 10:31 a.m.

Certification of promotional list for Deputy Fire Chief:
After a brief discussion, Dilkes moved and A. Jennings seconded to certify the list as presented. All were in favor.

Fire Department promotional testing:
After a brief discussion, A. Jennings moved and Dilkes seconded to approve the process as proposed by staff in the October 2, 2025 memo. All were in favor.

Adjournment:
Dilkes moved and A. Jennings seconded to adjourn, all were in favor, and the meeting was adjourned at 10:43 a.m.



CITY OF IOWA CITY

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

October 7, 2025

To: The Honorable Mayor and the City Council

RE: Civil Service Promotional Examination – **Deputy Fire Chief**

We, the undersigned members of the Civil Service Commission for Iowa City, Iowa, do hereby certify the following named person(s) as eligible for the position of **Deputy Fire Chief**.

1. Zach Hickman

Iowa City Civil Service Commission

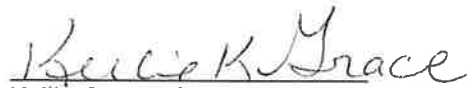

Rick Wyss, Chair


Ashley Jennings


Eleanor Dilkes


Melissa Jensen

ATTEST:


Kellie Grace, City Clerk

**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	9/4/25	10/7/25
Rick Wyss	4/3/28	X	X	X	X	X	X	X
Ashley Jennings	4/6/26	X	X	X	X	X	X	X
Eleanor Dilkes	4/1/29	---	---	X	X	X	X	X
Melissa Jensen	4/1/29	---	---	---	---	---	---	O/E
Chi Ogboko	4/7/25	O/E	O/E	---	---	---	---	---

KEY:

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Climate Action Commission: September 8

Attachments: [Climate Action Commission: September 8](#)

MINUTES

APPROVED

IOWA CITY CLIMATE ACTION COMMISSION SEPTEMBER 8 – 4:00 PM – FORMAL MEETING EMMA J. HARVAT HALL

MEMBERS PRESENT: Michael Anderson, Emma Bork, Ben Grimm, Nadjia Krylov, Wim Murray, Brinda Shetty, Michelle Sillman, Angie Smith, Robert Traer

MEMBERS ABSENT: Jamie Gade, Zach Haralson

STAFF PRESENT: Daniel Bissell, Sarah Gardner, Diane Platte

OTHERS PRESENT: Chelsea Cozad

APPOINTMENT OF TEMPORARY CHAIR:

Due to the absences of both Gade and Haralson, Smith volunteered to serve as temporary chair to run the meeting.

CALL TO ORDER:

Smith called the meeting to order at 4:01.

APPROVAL OF AUGUST 4, 2025 MINUTES:

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

ANNOUNCEMENTS:

Action items from last meeting (staff): Gardner sent an email reminder for open meetings training. Staff followed up on a question about the EV chargers at Dubuque St. Parking ramp being out of service and confirmed they are again operational. Gardner shared EV charging data with commissioners. Commissioners were invited to do some preliminary thinking about prioritization scoring for transportation action items in the *Climate Action and Adaptation Plan*.

Events:

- 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): Smith shared information about an event on Oct. 22. The author of *When Driving Is Not an Option* book will give a noon lecture at UIHC,

conduct a bike audit in the evening, and possibly hold conversation with transportation leaders in between. The public is invited to the lecture and the bike audit.

OLD BUSINESS:

Comprehensive Plan Discussion, continued

- Smith shared a summary of public input sessions provided to the steering committee by the consultants. Priorities identified included: housing, mixed use development, senior housing, more trails and parks, expand public transit, bike safety improvements and shared use paths, green infrastructure, home improvement assistance, street trees, and public art.
- Gardner suggested picking up the discussion of EVs from the last meeting, noting that the *Accelerating Iowa City's Climate Actions Plan* calls for implementing recommendations from the EV Readiness Plan to meet the goal of accelerating EV adoption. Based on this, she suggested identifying key themes from the EV Readiness Plan that should be included in the Comprehensive Plan.
- Krylov expressed a concern that business, not government, should be driving the installation of EV charging stations, noting decision-makers should be mindful of where the tipping point might be in letting private entities take over the installation of chargers so that government is not competing with a business.
- Traer expressed curiosity about how usage data compares for specific charging systems (Tesla, DC Fast Chargers, etc.). Not every vehicle can use a Tesla charger, so this may leave behind EV owners who do not have a converter. Data collection on usage of various available systems would be useful.
- Gardner noted in Iowa City there currently are more privately-owned chargers than public chargers, and that owning some chargers allows the City access to data it would not otherwise have about how the stations are used. The City is also able to offer lower-cost charging than private entities to help ensure people are universally served.
- Gardner asked for details about concerns regarding charging in parks. Krylov expressed a seasonality concern and noted that workplace charging is reported to be most useful. Traer noted he did not feel concerned about wildlife impacts but thought dwell-time at different parks should be considered. There was consensus that placing chargers in parks with amenities like sports fields and swimming pools should be a higher priority than placing them in parks where people may not stay as long.
- Krylov expressed concern about rising costs of electricity as a result of AI and data centers. Gardner noted that powering a vehicle using electricity is far cheaper than powering one using gas, so even if rates rise, it would still likely cost less to fuel a vehicle using electricity for the foreseeable future.
- Grimm asked if we know at what point the market would be saturated with EV chargers across town. Gardner shared that during the development of the EV readiness plan, a target of 450 charging ports per million residents helps spur EV adoption.
- Bork asked how many charging stations are in Iowa City, both public and private. Bissell answered there are 16 public charging ports. Including privately owned, there are 30 ports. DC Fast Chargers are all privately owned. City chargers are Level 2.

- Bork asked for information about the usage of City chargers. Bissell estimated 400 charging sessions per month, characterizing it as steady demand.
- Traer asked if the hospital has chargers. Bissell answered in the affirmative, noting that the hospital charges 40 cents per kilowatt hour, whereas the City charges 16 cents per kWh. He noted as an EV driver himself 40 cents per kWh is more in line with what he would expect to pay for DC fast charging rather than level 2 charging.
- Gardner asked if commissioners thought EV charging should be included in the amenities available within a 15-minute walk anywhere in the city.
- Shetty suggested focusing on intentional planning of housing types should be prioritized with a focus to start with ensuring charging is available within 15 minutes of apartments or condos rather than within 15 minutes of every household.
- Smith suggested amenities for all citizens regardless of their income status are the ones to prioritize in 15-minute cities: groceries, doctor, work, and the like.
- Sillman noted that used EVs and used hybrids are going to become more accessible to people, thus more income levels will be represented by the EV market.
- Smith noted that our transportation planning is still car-centric. Anderson added that the 15-minute city should require no car, so EVs are not really part of that conversation.
- Traer suggested staying time (shopping, business, hospitals) should be a better measure of where chargers should be located.
- Krylov asked why – in the CAAP – the stated goal was for only 50% of City vehicles be electric, why not 100%. Gardner noted she was not present for the development of the plan and so could not say with certainty how that number was chosen, but speculated one possibility might be the lack of viable electric models for certain large vehicles such as snowplows making it difficult at the time the plan was written to set a target of 100%.
- Gardner summarized the emerging consensus as not including EV charging as an amenity in the 15-minute city concept, as it is focused more on walkable and bikeable spaces, but as far as the City's strategy for public EV infrastructure, it should be to locate charging where people spend a significant amount of time.
- Smith offered an analogy to advancing bike usage as requiring infrastructure, shaping human behavior, and organizational partners. The EV equivalent would be building charging stations, promoting EV usage, and working with organizations like workplaces and hospitals to help accelerate EV adoption.

Prioritization scoring of Accelerating Iowa City's Climate Actions Plan

- Commissioners responded to the final scoring of action items relating to buildings, as outlined in the agenda packet. "Net zero public housing" as a Tier 1 priority was discussed, and it was decided that "increasing energy efficiency in public housing stock and moving toward net zero" would be a better characterization of this goal.
- Gardner asked about updated wording of specific actions. Commissioners affirmed that the updated wording in the agenda packet was acceptable.
- Gardner asked about combining items such as BE-1, BI-1, and BI-3. Commissioners determined it was best to leave them separate.
- Gardner asked if every action item should be given a verb and commissioners affirmed yes.

- Scoring of action items related to transportation – preliminary review will take place before the October meeting.
- Sillman asked if TCP-1 “Establish and electric and fuel-efficient vehicle purchasing policy” meant City purchasing. Gardner affirmed it did.

PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA:

- None

RECAP:

Confirmation of next meeting time and location:

- Monday, October 6, 4-5:30 p.m. Emma J. Harvat Hall

Actionable items for commission and staff:

- Gardner will email the transportation report and scoresheet. Commissioners will score them and send scores back. Gardner will average the scores and present them at the next meeting.

ADJOURNMENT:

Shetty moved to adjourn, Sillman seconded, and the motion carried. Meeting adjourned 5:31.

CLIMATE ACTION COMMISSION
ATTENDANCE RECORD
2024-25

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

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Economic Development Committee: August 6

Attachments: [Economic Development Committee: August 6](#)

Minutes
City Council Economic Development Committee
August 6, 2025
Emma J. Harvat Hall

City Council Economic Development Committee

Members Present: Josh Moe, Laura Bergus, Oliver Weilein

Members Absent: None

Staff Present: Eric Goers, Rachel Kilburg Varley

Others Present: Cady Gerlach and Mackenzie DeRoo (Greater Iowa City)

Call to Order

Councilor Moe called the meeting to order at 8:32 a.m.

Consider approval of minutes from the April 23, 2025 Economic Development Committee meeting

Bergus moved, Weilein seconded a motion to approve the minutes of the August 6, 2025 meeting. Motion passed (3-0).

Arts Alliance Feasibility Study Update

Rachel Kilburg Varley introduced the item sharing that since the Economic Development Committee has historically considered annual funding requests from arts and culture organizations, she wanted to update the Committee on an Arts Alliance Feasibility Study currently underway. Group Creative Services has been hired as the Consultant and the Study is sponsored by the City, Iowa City Downtown District, and Think Iowa City. Kilburg Varley presented a brief presentation outlining the Study's purpose, goals, timeline, scope, and stakeholders.

Moe asked if the University of Iowa is represented on the Study Steering Committee and staff noted the various UI departments represented. Moe also asked how a proposed alliance could address collaborative needs. Staff stated that collaborative fundraising, large grant applications, and shared administrative support are a few examples. Moe also asked about public perception being listed as a challenge, and staff noted that could include both advocacy on the economic impact of the arts and elevating Iowa City to be viewed as a true arts community.

Bergus asked what staff envisions for the outcome and how it will impact the annual arts & culture funding requests. Kilburg Varley stated the Consultant is now developing different scenarios and models and any changes would best be considered after the final report is available and a recommendation is made by the Steering Committee. Bergus also asked

about whether fundraising efforts led by an Alliance would impact individual organizations' campaigns and staff shared the Steering Committee is discussing this and aiming to protect individuality of the groups, while also looking for ways to cost-share or joint-fundraise in ways that are agreeable. Finally, Bergus asked how the "X Marks the Arts" Cultural & Entertainment District relates and Kilburg Varley shared that it's possible that branding could be encompassed under a future alliance and that there is a lot of overlap in the stakeholders, so it is a focus of that group right now.

Kilburg Varley shared that as the Study is completed and a recommendation is finalized, the results or resulting requests may be brought before this Committee or the full City Council.

Presentation of Think Iowa City's New Strategic Plan – Josh Schamberger, Think Iowa City

Josh Schamberger, President of Think Iowa City, presented briefly on the history and focus of the organization and presented an overview of their new Strategic Plan.

Weilein asked what data is used to track visitor spending and Schamberger explained the various software tools that enable their organization to collect visitor and spending data for conferences, athletic events, and other events. Weilein also asked about the process for attracting new route markets to the Cedar Rapids Airport and what the municipality's role is. Schamberger explained the history on the airport commission and how these markets can be secured and local entities can help financially invest to secure the route.

Moe highlighted the importance of the focus on the River and asked Schamberger what he views the actionable steps are. Schamberger explained the need to expand upon the Pedal-Paddle initiative by convening a committee of key stakeholders and possibly a consultant. Moe asked if there is financial participation needed from the City and Schamberger stated they need to get further into the process to figure out what the next steps and associated costs will be.

Bergus asked about the hotel/motel tax collections and Schamberger explained how the hotel/motel tax collection and revenue allocation currently works. Weilein asked about the possibility of increasing the hotel/motel tax rate cap and Schamberger explained the concerns about that held by many state legislators. He also pointed out new legislation that sets aside million in state funding that communities like Iowa City can apply to for major events that bring in significant tourism, such as the Panamerican wrestling championships.

Finally, Moe asked about what happens next since the Pop-up Metro initiative has stalled. Schamberger views Think Iowa City as a support role in those efforts. Councilors thanked Schamberger for his time and presentation.

Staff Updates

None.

Old or New Business

Bergus suggested engaging the Committee with developers and builders, especially in context of the City Council's focus on increasing housing supply across the board. Weilein noted that he is interested in the Sycamore Strategic Investment District process as that moves forward.

Adjournment

Bergus moved, Weilein seconded that the meeting be adjourned. Motion carried (3-0).

**Council Economic Development Committee
ATTENDANCE RECORD
2021-2025**

NAME	TERM EXP.	11/29/22	9/25/23	7/1/24	8/12/24	8/16/24	10/16/24	1/8/25	4/23/25	8/6/25
Josh Moe	12/31/25	---	---	X	X	X	X	X	X	X
Mazahir Salih	12/31/25	---	---	---	---	---	---	X	---	---
Laura Bergus	12/31/25	X	X	X	X	O/E	O/E	X	X	X
Oliver Weilein	4/23/25	---	---	---	---	---	---	---	X	X
Andrew Dunn	12/31/25	---	---	X	O/E	X	X	---	---	---
John Thomas	01/02/24	X	X	---	---	---	---	---	---	---
Megan Alter	01/02/24	X	X	---	---	---	---	---	---	---
Susan Mims	01/02/22	---	---	---	---	---	---	---	---	---

Key:

X = Present

O = Absent

--- = not a member

O/E = Absent/Excused



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Historic Preservation Commission: August 14

Attachments: [Historic Preservation Commission: August 14](#)

MINUTES
HISTORIC PRESERVATION COMMISSION
AUGUST 14, 2025 – 5:30 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL

APPROVED

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

MEMBERS ABSENT: Austin Curfman, Carl Brown

STAFF PRESENT: Anne Russett

OTHERS PRESENT: Jennifer Miller, Chad Miller, Matt Pemble

CALL TO ORDER:

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

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

None.

CERTIFICATE OF APPROPRIATENESS:

HPC25-0036: 311 Brown Street - Brown Street Historic District (front porch roof replacement and removal of internal gutter, removal and replacement of crown molding):

Russett noted this is a contributing property in the Brown Street Historic District, the home was built in 1898 and is a two story wood frame home that incorporates aspects of both Victorian and Georgian Revival architecture. The house retains its original front porch and features a complex roof pattern with returned cornices, which is a special feature of the house.

The item tonight is related to the front porch roof and some modifications that need to be made to properly function, a portion of the roof has been repaired but Russett showed photographs provided by the applicant of some standing water on it. She shared another photo and pointed out the gutters look quite shallow and the issues that the applicant is having with this roof is that it's not properly draining and it's causing damage to both the floor of the porch, as well as some of the trim and crown molding around the roof. The applicants were originally proposing to cut out the internal gutters and to remove the crown molding and then replace the crown molding and re-roof the front porch. After some more discussions internally and with the applicants, staff is recommending an alternative solution that will not impact the historical character of the house but solve their water problems. Staff is recommending to fill in the internal gutters and add sheathing and then roof over the gutter and the roof with EPDM, which is a membrane roof.

Russett noted the guidelines that relate to gutters recommend repairing original built in gutters. Regarding mass and roof lines, it's important to preserve historic trim, such as crown molding and decorative material, and the section on demolition also disallows removing any architectural features such as decorative trim. She noted there is an exception in the gutter section of the guidelines that allow the Commission to approve the removal of built in gutters that are unable to be repaired and this can be done on a case by case basis if the gutter is not able to be repaired and properly function. Additionally, staff can administratively approve replacing an existing metal roof on a front porch with EPDM.

Staff recommends approval of a Certificate of Appropriateness for the project at 311 Brown Street to fill in the internal gutters on the front porch roof, add sheathing as needed, and roof over the metal roof and gutters with EPDM through the use of an exception to remove the internal gutters, since they continue to poorly function causing water damage.

Burford asked if gutters would be put in place of the internal ones or would there just be no gutters at all. Russett stated staff recommends half rounds on the external portion of the front porch.

Thomann asked if using the half rounds would all the trim and the molding be preserved. Russett explained yes, the original proposal was to impact that, but what staff is recommending is not to impact that, just fill the gutter in, add the sheathing, add the new roof material and leaving the crown molding in place.

Thomann asked if the half round gutter then cover or conceal the crown molding. Russett stated it may cover a portion of the crown molding, but with the half rounds it will show more of the historic trim than a case style gutter.

Jennifer Miller (311 Brown Street) stated when they moved into this house in 2021 they met with Jessica Bristow on site and learned about this process. In 2022 they called the people on the list and most people say they can't do this kind of repair so they got the front porch and back porch patched and repeated that in 2023. In 2024 they were told by their insurance that they were going to be kicked off their insurance because of the age of the roof. Luckily, they found new insurance just in the nick of time this summer. In 2024 they gathered bids from people including \$32,000 for a whole new roof, which is outside of their budget, but at the beginning of 2025 they met with Bristow and Russett again to discuss how they could get their porch fixed for the sake of the house. Miller wanted to stress that they've been proactive and have called the contractors from the list but that had to be expanded because so many people said they wouldn't do it. Finally, they found Tomlinson Cannon and feel like their proposal and their suggestions are sound. She acknowledged they lost a lot of time as it's already August and they really wanted to make this happen for the sake of the house.

Chad Miller (311 Brown Street) added when they first moved in there was already dripping and leaking through the porch roof, both front and back, damaging the soffit, the porch, the front steps. Yes they had it patched but patches don't last and the leaks come back. He can see out from their bedroom to the gutter on the northwest corner and it's practically flat. The water is supposed to go north, then east and around the corner and then south, but at that corner there's really no slope there so it goes right over the roof and into a standing puddle situation. Therefore, by patching the roof it just makes a longer lasting puddle. He doesn't see how to fix that and how to recreate enough slope and enough fall to make that flow properly. He doesn't know how to do that without rebuilding it completely. Miller reiterated they do not want to change anything architecturally for the historic value, they just want something that functions because the porch is getting destroyed, the soffit is getting destroyed, and those are also historic features that are actually more visible than the gutter.

Matt Pemble (Exterior Operation Manager, Thomlinson Cannon) has been a finished carpenter in the field for 21 years and been in the construction industry for 30 years. Thomlinson Cannon has been around in Iowa City since 1948 doing gutters, but internal gutters, the built in systems are a poor design and the problem is everything's internal. They leak, they clog, there is settling, they cause other issues. It is hard to keep maintenance on internal gutters because you don't see it, at least not until it starts getting too late. Thomlinson Cannon doesn't do repairs on internal gutters, a lot of companies don't repair Yankee gutters because they fail, so their proposal was to redo the roof and close off the built in gutters because they're causing problems with the soffit internally. Because the gutters are built into the roof system they're causing potentially structural damage to the roof and they don't know how bad until

they open it up. Again, their proposal was to try to preserve as much as they can, yes the half round will be visible but they will still be able to see the crown molding and the crown molding can be fixed and preserved. The half round would have to be applied with straps because of the crown molding there's no fastener to go straight into the fascia but they wouldn't see the straps except where they barely come up and still be able to see the crown molding.

Thomann asked how they fill in those gutters. Pemble explained they will go over the tin with half inch OSB, putting a wood structure, kind of like a roof decking, all completely over. They will build pitch wedges, to get the proper slope on the front porch roof but also getting the slope so the water will come down into the gutter system, wrap it around.

Thomann asked if the half round gutters are something typically seen on that era of house. Pemble replied absolutely and a lot of the historical homes around Iowa City still have half rounds. They've come a long way with half rounds, they used to come in 10 foot sections and were put together, now they have the opportunity to have a seamless machine to make them continuous. Additionally, they can still use the downspouts on the older homes or they can get the round down spouts that aren't like the typical modern ones now.

Thomann noted they don't generally have much to say about gutters but was just curious about the style.

MOTION: Villanueva moves to approve a Certificate of Appropriateness for the project at 311 Brown Street to fill in the internal gutters on the front porch roof, add sheathing as needed, and roof over the metal roof and gutters with EPDM through the use of an exception to remove the internal gutters, since they continue to poorly function causing water damage.

Beck seconded the motion.

Burford noted there are a lot of interior gutters built into the houses on Brown Street, he has them on his house, and standing water goes with interior gutters they can't really escape it. He stated they are more esthetic, in his view, than the half rounds, however he understands the practical need to make the change and would therefore be in favor of it.

Villanueva stated on her house they also have a front porch with internal gutters and they are having the exact same issue and can't find anyone to repair, remodel or rebuild the gutters. She is impressed with this approach and is in favor of this. She also noted that perhaps since there's such an issue with finding people to help with built in gutters are the guidelines out of date and there is a need for a much bigger discussion.

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

REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

Minor Review - Staff Review:

HPC25-0043: 406 South Summit Street - Summit Street Historic District (porch roof replacement)

HPC25-0045: 1022 East College Street - East College Street Historic District (garage roof replacement)

HPC25-0048: 332 East Davenport Street - Northside Historic District (roof shingle replacement):

A roof shingle replacement for the main house.

HPC25-0047: 821 North Linn Street - Brown Street Historic District (roof shingle replacement with standing seam metal roofing)

Intermediate Review – Chair and Staff Review:

HPC25-0049: 810 North Johnson Street - Brown Street Historic District (radon mitigation system installation):

Russett stated this is a corner lot and there's one piece of the piping that runs down the south side of the home, which technically fronts a street, but the house has two sides that front a street and the piping is just on the south side.

CONSIDERATION OF MINUTES FOR JULY 10, 2025:

MOTION: Wagner moves to approve the minutes of the Historic Preservation Commission's July 10, 2025, meeting. Villanueva seconded the motion. The motion carried on a vote of 7-0.

COMMISSION INFORMATION:

Open Meeting Training Requirements

Russett stated the State recently passed a law that all new board and commission members need to go through an open meeting training that's provided by the State. The City would like all members of boards and commissions to take the training, however the rollout of the training has not gone well and given the fact that people can't get into trainings, and there's not enough trainings, she recommends Commissioners other than Curfman and Villanueva, who were both appointed in July, hold off on trying to get in until others have completed it.

COMMISSION DISCUSSION:

Awards

Lewis noted they switched to doing it in February and starting to plan it in August last year so it's time to begin thinking of scheduling the first subcommittee meeting soon. Friends of Historic Preservation will still be involved, but perhaps different people than last year since some of those people who were involved last year are maybe no longer part of Friends.

ADJOURNMENT:

The meeting was adjourned at 6:00pm.

HISTORIC PRESERVATION COMMISSION ATTENDANCE RECORD 2024-2025

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

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Parks & Recreation Commission: September 10

Attachments: [Parks & Recreation Commission: September 10](#)

**IOWA CITY PARKS & RECREATION COMMISSION
MINUTES OF SEPTEMBER 10, 2025
ROBERT A. LEE RECREATION CENTER – MEETING ROOM B**

APPROVED

Members Present: Connie Moore, Missie Forbes, Michael Gaunt, Jeff Mallory, Rachel McPherson, Caleb Recker, Alex Stanton

Members Absent: Brian Morelli, Virginia Hayes

Staff Present: Juli Seydell Johnson, Tyler Baird, Gabe Gotera

Others Present: Anne Jensen

CALL TO ORDER: Chairman Moore called the meeting to order at 5:02 p.m.

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

None

OTHER FORMAL ACTION:

Moved by Gaunt, seconded by Hayes, to approve the August 13, 2025, minutes. Motion passed 6-0 (Hayes, McPherson, and Morelli absent).

PUBLIC DISCUSSION OF ANY ITEMS NOT ON THE AGENDA:

None

**LOCAL OPTION SALES AND SERVICE TAX (LOSST) –
Assistant City Manager Kirk Lehmann; City Manager's Office**

Commissioner McPherson arrives at 5:03 p.m.

Assistant City Manager Lehmann presents the attached PowerPoint regarding the proposed Local Option Sales and Service Tax (LOSST).

Commissioner Recker asks, regarding large projects akin to the City Park Pool project, if these projects could potentially be funded through tax relief instead of through the bonding process. ACM Lehmann confirms that that is correct. Recker asks if this tax relief would fall under the

10% of funds that would allocate towards Parks, Public Streets, and Facilities and if so, how is the use of the funds determined between the three areas. Lehmann explains that the categories for fund allocation are broad by design. This is to preserve some flexibility for how the funds will be used in the long-term, noting that there is no proposed sunset for LOSST. Lehmann gives the example, that if there is another pandemic that was not anticipated for, then the focused use of the funds can easily be pivoted to address more pressing needs. Lehmann says that the tax relief could go towards Parks if deemed necessary and would be detailed annually as part of the budgeting process.

Commissioner Gaunt asks if it has been quantified how much revenue will be lost from state property tax reforms, compared to the projected potential of 8-10 million dollars in LOSST revenue gain. ACM Lehmann explains that when discussing state party tax reforms, he is referring to four different reform packages that have occurred since 2013. The biggest of which was the reduction of how multi-family properties are taxed. In Iowa City, these properties were previously taxed at the commercial rate, 100% of their property tax evaluation. Over the past 10 years, this has been reduced to the residential rate, less than 50%. This would be the biggest lost revenues source that the city has seen. Lehmann says that he does not know the exact number, but that he can follow up on that. Lehmann explains that there have been reforms more recently that have limited the city's ability to capture growth. If the city grew by a certain percentage, then the municipality automatically reduced the property tax rate by a certain percentage, limiting the ability to capture growth moving forward. Lehmann notes that the state is discussing property taxes with a package expected to pass the following year. Currently, the exact details of this reform are unknown. These discussions put uncertainty in the city's future, prompting the city council to add the LOSST to the ballot sooner rather than later.

Commissioner Forbes asks, assuming that LOSST passes and 10% of the revenue is allocated towards the category including Parks, who is determining how the money is used. Would department staff come to the Commission with a proposal, which if approved, would get recommended to city council? Dir. Seydell Johnson says that it would likely follow the current capital improvement process. Staff would come to the commission to gather ideas and then later input CIPs. There are already many requests that have funding, so the first couple rounds of new requests would likely come from the unfunded list. AMC Lehmann says that this revenue is seen as a way to accelerate the projects that can be acknowledged while providing a realistic opportunity to work on the unfunded list.

Commissioner Mallory asks, considering the size of tourism and visitor income, why are hotel and motel exempt from LOSST. AMC Lehmann explains that hotels and motels are exempt from LOSST, because they have their own type of tax and aren't subject to sales tax. The revenue that would be obtained primarily from visitors are people that are eating out, buying tickets, and many other things in the community. In Iowa, there is a limit to the amount of each type of tax, with hotel and motel taxes already maxed out in Iowa City. This is why the LOSST is one of the last large revenue options available. Mallory asks for confirmation that it is a state cap on taxes charged to hotels and motels. Lehmann confirms that this is accurate before explaining that Iowa provides municipalities options for tax rates that can be chosen within certain parameters

Commission Mallory asks if University of Iowa (UI) properties are tax exempt. ACM Lehmann confirms this. Mallory asks if there is any compensatory balance from the state because of this. Lehmann says that there is no such compensation as UI is a state entity and is not within city zoning control. Lehmann notes that there are some agreements on certain services. For example, the city gets funds from UI for providing fire services, while the university provides their own police force and transit. Mallory asks if there has been an attempt to get compensation for cities with state universities. Lehmann says that there are examples in other states called pilot, where cities are paid in fees in lieu of taxes, but that this has not been a discussion in Iowa. Lehmann adds that recently there are university properties that are being leased. Leased properties are privately owned and do pay property tax. There have been a lot of recent expansion of leased properties, bringing in some tax revenue. Lehmann acknowledges that this relationship can be a challenge but states that Iowa City would not be what it is without the university, noting the importance of the partnership and understanding between the two entities.

Commissioner McPherson asks if there are any chances that the state could change how LOSST funds are collected and allocated. ACM Lehmann confirms that this is a possibility and that all taxes are submit to changes by the state. The state has already proposed collecting LOSST at a state level then allocating to local governments. The League of Cities has concerns with this because in the past, the state has given out backfill payments making up for lost taxes but were eventually phased out. Lehmann clarifies that what has been seen with LOSST is that it's widely used across Iowa cities, has been very popular at the state level, and has not yet been changed for communities that have already implanted LOSST, but will always be subject to possible change from the state.

Commissioner McPherson asks, who or what department were the ambassadors that went to North Liberty and Coralville to encourage the LOSST. Dir. Seydell Johnson responds that it was Greater Iowa City, Inc. that discussed with other cities. ACM Lehmann clarifies that the city is not permitted under state law to advocated for the approval of LOSST and instead acts in an informational role. Greater Iowa City, as a private organization, has taken on an advocacy role, encouraging Coralville and North Liberty to act at the same time as Iowa City. McPherson asks what Greater Iowa City is. Lehmann explains that Greater Iowa City is a combination of both the Chamber of Commerce of Iowa City and the Iowa City Area Development Group, acting as an economic development entity within Iowa City.

REPORTS ON ITEMS FROM CITY STAFF

Parks and Recreation Director – Juli Seydell Johnson

Commission Business: Dir. Seydell Johnson reminds the commission to sign up for open meeting trainings from the Iowa Public Information Board. Seydell Johnson acknowledges the difficulty in signing up for the online training due to the limited capacity across the state. To combat this, the city has scheduled a local in-person training scheduled for Monday, Sept. 29, at the Terry Trueblood Lodge. Seydell Johnson reiterates that the training is required for all local commission and board members but clarifies that any civil penalties detailed during the training would only be pertinent to new commissioners appointed after July 1, 2025. Seydell Johnson recommends

that any members who are unable to attend the in-person training, to sign up for the online courses as soon as possible.

Commissioner Mallory, having previously completed the online course, recommends the online course to the Commission. Mallory compliments the depth and breadth of the training.

Commissioner Stanton recalls that Iowa State University has offered a course on the material for a \$50 registration fee. Stanton asks, assuming that this would be the only option available, would the city offer reimbursement for the registration fee. Dir. Seydell Johnson says that she does not know the answer to that specifically, but notes that there are more online courses being offered every day.

Dir. Seydell Johnson announces that Chair Moore, Vice Chair Morelli, and Commissioner Forbes are nearing the end of their first terms at the end of the year. City council is expected to open up applications for filling the spots. Seydell Johnson reminds that all three members are allowed to apply for a second term.

Terry Trueblood Recreation Area: Dir. Seydell Johnson announces that earlier in the day, a deceased body was found near the edge of the waterline at the Terry Trueblood Recreation Area, outside of view of the main trail. Staff has very little information on the topic while police are investigating. The area was closed off around noon to 4 p.m. but has since been reopened by the police. Seydell Johnson says that this should have no impact on rentals in the area but adds that patrons have been given option to cancel their reservation if they are uncomfortable.

Park Projects: Dir. Seydell Johnson announces that fences have come down regarding the summer park projects. Seydell Johnson gives updates on the following parks:

- College Green Park's new playground and basketball court is fully open and has been receiving lots of use.
- Calder Park's new trail is open and usable.
- Brookland Park is open with new playground and new pathways to the playground.
- Adelaide Joy Rogers Park is nearly fully open. The trails are walkable, but staff are currently installing the playground and should be open shortly.
- The small playground that was previously located in Upper City Park before being removed for the nearby construction has been installed in Lower City Park. The playground is located at the western entrance of the park near the City Park baseball fields.
- The Mercer Park athletic fields are moving along with the changes to the softball fields. This project is managed by the Iowa City Community School District.
- The final design details are being finished on the City Park shelter and restroom renovation project.
- This fall, there will be a public meeting regarding an upcoming project at North Market Square Park.
- Staff are completing the bid documents for the Terrell Mill Roller Park. The federal funds have been released, so bids will be going out soon.

Commissioner McPherson asks where North Market Square Park is located. Dir. Seydell Johnson responds that the park is located next to Mann Elementary School. The project is a playground replacement with some enhancements to the field area.

Commissioner Recker asks if the Mercer Park athletic fields project is on schedule. Dir. Seydell Johnson says that there are intermittent delays, but nothing substantial to warrant a change in estimated completion. Recker notes that the project is managed by the school district but asks if there are any stipulations or obligations in the contract where if work goes beyond a certain amount of time, work will stop to allow recreational use of the other fields. Seydell Johnson responds that Fields 2 and 3 are unaffected by the construction, but in the scenario that the project is not completed in time, access to the fields may be difficult.

Commissioner Stanton asks when the public meeting for North Market Square Park be. Dir. Seydell Johnson says that a date has not been scheduled yet.

National Recreation and Parks Association: Dir. Seydell Johnson announces that the following week, staff including herself, Supt. Barker, Supt. Baird, and Facilities Mang. Worrell will be attending the National Recreation and Parks Association conference.

Recreation Superintendent – Brad Barker

Facilities: Supt. Barker announces that the Mercer Park Aquatic Center (MPAC) swimming pool roof project has been completed. The MPAC pool was closed for approximately one month. To compensate; operation hours were extended at the Robert A. Lee Recreation Center (RAL). Staff worked with the school district, who uses the MPAC pool for practice, to start using the RAL pool during the closure. MPAC pool was reopened the previous day and both MPAC and RAL pools have returned to normal hours.

Supt. Barker relays that Fin & Feather H2O have recently announced that they plan to vacate the boat rental facility at the Terry Trueblood Recreation Area. Fin & Feather intend to sell their equipment, leaving the vacated property. Barker explains that staff have looked through the space and are planning to propose transforming the facility into an enclosed park shelter. Between the patio area and natural light, Barker believes that the building has potential as an event rental space for the public to use. Barker adds that it can be used for recreation programming, specifically nature education.

Staff: Supt. Barker announces that Megan Hill is the new Recreation Program Supervisor for Arts, STEAM, Summer Camps, and Nature Education. Hill began working in August 2025, after the position was vacant for eight months. Hill had been working for the city's Climate Sustainability Office for three years, but prior to that, she had worked with Green Iowa AmeriCorps and was a part-time employee in the Recreation division for Arts programming and Customer Service. As such, Hill already knows most of the staff and has worked well with them in the past.

Events: Supt. Barker announces the following upcoming Recreation events:

- The third annual *Get Outside!* recreation festival will be held in the morning of Sunday, Sept. 28, at Lower City Park. Staff has partnered with 15 different organizations in the community to bring different recreation opportunities for people to try out.
- The *Indigenous Peoples Day* event will be held from 2 – 5:30 p.m. on Sunday, October 12, at the Terry Trueblood Lodge. Typically, the event is held in the evening on Indigenous Peoples Day, but to see increased attendance, it has been moved to daylight hours on the weekend. There are many different groups and entertainment represented at the event.

Commissioner Forbes asks to speak more on the lake levels at the Terry Trueblood Recreation Area. Dir. Seydell Johnson states that the lake levels no longer support paddle boarding or canoe rentals. Initially, staff thought that the low lake levels were related to the low river level, but now the river level has come back up while the lake remains low. Staff have consulted with several different people, but an exact cause has not been identified. The leading theory is that the nearby housing developments to the east has diverted storm water that was previously adding to the lake level. Unfortunately, there is no economical way to fill or dredge the lake. Forbes asks if this means that the area will turn into an empty basin. Seydell Johnson says that unless a different option is determined, the area will turn into a wetland natural area. Staff will continue to search for a solution, but it would likely take a lot of funds to restore the lake to its previous water level.

Commissioner McPherson asks if the extended pool hours at RAL Pool will remain, now that patrons have gotten used to the new pattern. Supt. Barker responds that the extended hours are not expected to remain. The hours were temporarily extended to include 1 – 4 p.m. Barker explains that a large factor against keeping extended hours is that swim lessons take up the time slot in the pool.

Chair Moore says that she received an email from Cycling without Age, inquiring about storing a Triot, a type of adaptive bike, at either the Ashton House or at the old H2O boat rental facility for use in their respective areas. Supt. Barker says that he has spoken with Program Supervisor Malory Smysor, who is working with the group to store several Triots at the Ashton House. Barker says that unfortunately, storage at the old H2O building would not work after it is turned into an enclosed shelter. Moore asks how much space is available at the Ashton House, recalling that Cycling without Age could provide a trailer that could house the actual bikes. Dir. Seydell Johnson and Barker explain that there is limited space at the Ashton House because the garage space is used by Project Green. There should be space available for a few bikes in the Ashton House basement, but not for an entire trailer on the grounds.

Commissioner Stanton asks what the expected timeframe is for the conversion of the old H2O building into an enclosed shelter. Supt. Barker says that the timeframe would be highly dependent on the budget, which has already been requested. Dir. Seydell Johnson says that it would be installed by the next summer at the earliest estimation. Stanton asks if the reservations would be handled through the department. Barker confirms that the reservations would be handled by Recreation staff. The use and rentals of the facility is expected to be similar to the community space planned for the new City Park Pool. Seydell Johnson recalls that the Recreation Facilities and Program Master Plan called for a need for programming in satellite

sites across the city. Seydell Johnson says that it is exciting to see these satellite sites being fulfilled at the Ashton House and eventually both City Park Pool and TTRA.

CHAIRS REPORT

None

COMMISSION TIME/SUGGESTIONS FOR FUTURE AGENDA ITEMS:

Commissioner McPherson recalls visiting Upper City Park and noticed about 20 old-growth oaks that are fenced inside of the construction area around City Park Pool. McPherson asks if the trees health is still being prioritized. Dir. Seydell Johnson explains that staff have been working with the contractor regarding the trees since before construction started. The trees have been fenced off primarily at their drip line for their safety, but they will still be impacted with construction being so close. Seydell Johnson says that it is an ongoing conversation but reiterates that the trees are one of the top priorities for the project. Ideally, all the trees will be saved, but likely a few of them will fall within years of the facility being complete, due to their age and the impact from the construction. McPherson asks for confirmation that the construction crews have been made aware of the trees as a high priority. Seydell Johnson confirms this, adding that they have been notified of the priority multiple times.

Commissioner Recker asks how trees are being evaluated for if they are safe to remain. Dir. Seydell Johnson says that the city's arborists have been making the evaluations and that Mark Vitosh from the state has been on the grounds to inspect them at least once, among other experts.

Commissioner Mallory notes that there are some items on the Aquatics webpage that need to be updated regarding new programming. Mallory says that some patrons have told him that they had a communications misunderstanding about the pool closing early on the previous Sunday. Mallory asks if it is possible in the future to have signage posted on the exterior doors regarding pool hours. Mallory acknowledges that there are already posted hours for the larger facility. Dir. Seydell Johnson says that staff can look at that but notes that generally the door signage is not changed unless for emergencies and holidays.

Commissioner Stanton says that he was at the new College Green Park playground, which is not only fun but packed after the Farmers Market. Stanton recalls being at a party at Happy Hollow Park and receiving questions from parents regarding the new playground. The playground has a bridge with hand holds that are flared out wide and low. Stanton was unsure if this was for accessibility reasons but notes that parents had concerns about kids younger than five falling through a hole on the bridge. Stanton asks what the reason is for the arms of the bridge to be designed like this. Dir. Seydell Johnson says that she is not familiar with the playground off the top of her head but notes that it can be looked at.

Chair Moore explains that she had attempted to visit Sand Prairie Park but that she was unable to find the entrance when visiting the addresses noted on the Parks webpage. Dir. Seydell Johnson

notes that because the park is a prairie preserve, staff don't encourage much use at the moment, so there is a lack of signage or trails. Staff have been doing lots of restoration work on one of the last remnant prairies, so it is more ecological focused than visitor focused. Seydell Johnson recommends Moore to reach out to Parks and Forestry Superintendent, Tyler Baird, about being shown around the area.

ADJOURNMENT:

Moved by Mallory, seconded by Gaunt, to adjourn the meeting. Motion passed 7-0 (Hayes, and Morelli absent).

**PARKS AND RECREATION COMMISSION
ATTENDANCE RECORD**

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

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Planning & Zoning Commission: August 27 [See Recommendations]

Attachments: [Planning & Zoning Commission: August 27 \[See Recommendations\]](#)



CITY OF IOWA CITY MEMORANDUM

Date: October 16, 2025

To: Mayor and City Council

From: Anne Russett, Senior Planner

Re: Recommendations from the Planning and Zoning Commission

At its August 27, 2025 meeting, the Planning and Zoning Commission have the following recommendation to the City Council:

By a vote of 6-0 the Commission recommends approval of CPA25-0002, an amendment to 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.

By a vote of 6-0 the Commission 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.
5. Increase from S2 to S3 screening along the eastern parking lot.

Additional action (check one)

☐ No further action needed

☐ Board or Commission is requesting Council direction

☒ Agenda item will be prepared by staff for Council action

**MINUTES
PLANNING AND ZONING COMMISSION
AUGUST 27, 2025 – 6:00 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL**

FINAL

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

MEMBERS ABSENT: Scott Quellhorst

STAFF PRESENT: Liz Craig, Anne Russett

OTHERS PRESENT: Jackson Taylor, Kory May, James W. May, Jr., Mary Knudson, Anna Buss, Jon Marner, Lindsay Park, Paula Swygard

RECOMMENDATIONS TO COUNCIL:

By a vote of 6-0 the Commission recommends approval of CPA25-0002, an amendment to 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.

By a vote of 6-0 the Commission 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.
5. Increase from S2 to S3 screening along the eastern parking lot.

CALL TO ORDER:

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

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

None.

COMPREHENSIVE PLAN ITEMS:

CASE NO. CPA25-0002:

Location: 611 Greenwood Drive; Former Roosevelt Elementary School

A public hearing to consider an amendment to change 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 property.

Russett stated this amendment would be a change from the public designation to a multifamily designation. She shared an aerial photograph of the subject property, to the south is West Benton Street and to the north is Greenwood Drive. The current zoning is Neighborhood Public (P-1), there is some single family to the east, as well as some multifamily to the east. Across Greenwood Drive is also some single family zoning and some multifamily zoning. There are a couple of parks in the area, so some additional public zoning to the south and to the north.

In terms of background, Russett explained this is the former Roosevelt Elementary School. The property was sold by the Iowa City Community School District in 2021 and was purchased by a private affordable housing developer who is requesting the Comprehensive Plan Amendment to change the land use designation for the 9.9 acres from the Public designation to Residential 16 to 24 dwelling units per acre in the IC 2030 Plan, and to Medium to High Density Multi-Family in the Southwest District Plan.

The applicants did hold a good neighbor meeting on May 29 and a summary of that meeting was provided in the agenda packet.

Russett stated there are two criteria that staff looks at when evaluating a Comprehensive Plan Amendment, the first is that circumstances have changed and the second is that the proposed amendment aligns with other policies and provisions in the Comprehensive Plan. In terms of that first criteria, this was the former Roosevelt Elementary School site and is no longer a school. The school was closed in 2012 and after that closure it was still operated as an educational center until 2019 and then in 2021 the School District sold the property to TWG. The building is currently vacant. This proposed amendment recognizes the change in ownership from a public entity to a private entity and it creates more opportunities for much needed residential development in the community.

The second criteria is that the proposed amendment is compatible with other policies and provisions in the Comprehensive Plan. Russett explained the IC 2030 Plan was adopted when the Roosevelt Educational Center was still fully operational, aligning with that existing land use. Additionally, the Plan recognizes the importance of having a diversity of housing options within the community and within all neighborhoods. There are also multiple land use goals and strategies that speak to the importance of infill development and redeveloping properties that have access to infrastructure and transit within the community. There are housing goals that talk about ensuring a mix of housing, supporting infill development and concentrating new development in areas that are contiguous with existing neighborhoods and there's also sustainability related goals that again speak to discouraging sprawl and promoting infill development.

Staff has received four pieces of correspondence related to this Comprehensive Plan Amendment, one of those letters was in opposition to the proposed amendment.

Staff recommends approval of CPA25-0002, an amendment to 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.

In terms of next steps, the public hearing at City Council has already been set for September 2.

Miller asked if there are any special considerations or additional conversations at a staff level when moving land from a more public service to residential other than just recognizing that they're losing a public facing asset. Russett noted there are some additional things that will be discussed within the rezoning application, such as pedestrian connectivity.

Elliott opened the public hearing.

Jackson Taylor (Senior Development Director, TWG Development) stated they believe this project will make a meaningful impact on housing in Iowa City. They're proposing 187 units of affordable multifamily housing located at 611 Greenwood Drive. This project is designed to serve working families, seniors and individuals who are currently struggling to find safe, stable, affordable housing and this development will provide long term affordability while enhancing the surrounding area. Taylor first gave some background on TWG, they've been around for the last 18 years focused exclusively on building housing that strengthens communities, and the majority of that is affordable housing. Over that 18 year span they've developed over 11,500 units nationally, \$2.5 billion in transaction costs, and are in 23 states. Out of those 23 states, their home base is in Indianapolis, but the first state they expanded to, and actually their second largest presence is in Iowa and are here quite frequently. They pride themselves on thoughtful design, community engagement and bringing long term assets to the neighborhoods they serve. The current project's working name is Roosevelt Ridge and Roosevelt Ridge will include dog parks, it'll be designed to NGBS Silver standards where potential tenant amenities include a fitness center and in-unit washer and dryer. There are also community amenities nearby, such as close proximity to transportation and all the things that make a project great. Taylor noted they've worked very closely with Iowa City Planning and incorporated a pretty extensive planning process. As previously mentioned, they purchased the project back in 2021 which was in the heat of covid and throughout that time the economics have changed quite a bit so the project has changed a little bit. However, throughout each of those iterations and revisions they've been very thankful to staff and the planning team and it was actually, all told, a great experience and now what they're presenting they feel really incorporates community values and the community's priorities at this time. Therefore, to make this vision a reality, they are requesting a rezoning and a change to the Comprehensive Plan. Taylor stated these changes are essential to allow for the density and layout needed to support affordability while maintaining compatibility with the surrounding area. He acknowledged they understand the importance of responsible growth and are committed to being a transparent and collaborative partner throughout this process. Ultimately, this project is about creating opportunity, giving families a chance to live in quality housing they can afford, in a neighborhood where they can thrive. They respectfully ask for support in approving the rezoning request and the Comprehensive Plan Amendment so they can move forward in building a more inclusive and resilient future for Iowa City.

Kory May (612 West Benton Street) is speaking on behalf of his mother and siblings. He stated he wears a size 15 shoe so he knows what it is like to search for something that fits, not just something that looks good, but that supports, protects, and lets you move freely. May stated Benton Street has shaped itself over decades to fit the lives of families like his and the Roosevelt Ridge proposal as it stands feels like a shoe that wasn't made for this block. It might be well intentioned, but it doesn't match the contours of the community and feels shoehorned in. He wanted to make two points, first are the traffic patterns from Benton Street and Riverside Drive to Sunset Street, there are no traffic lights. And then down Greenwood Drive, the only traffic lights are at Riverside and Myrtle and to the north, those are on Melrose and Melrose Park. The second point is there are children and elderly in the area. The children at Early Explorers Daycare on Greenwood, and just above that is Briarwood, so there is not the capacity for more. May stated they want to protect the soul of their home, his mother has lived next door to Roosevelt School for almost 70 years. May, as well as his siblings, graduated from Roosevelt, and it was a sad moment to see Roosevelt close. This is where his family has walked and lived and grown for three generations. What they're asking for is thoughtful adjustments, like moving parking further away from their property, and because all of the property is set toward the east side, and managing drainage responsibly. There is one drainage opening on Benton Street Hill from the north side of Miller all the way to the top of the hill. That's right in front of 600 West Benton Street where the Coopers formerly lived. They are also asking for buffering light and sound, if parking is supposed to be on the east side of the property the light and sound is going to be coming toward their property and even into their home. That's problematic. May stated a good shoe supports without squeezing and development should do the same. There are a proposed 187 units with 113 parking spaces. Doing the math, if every person in there has a car that's 315 cars for 113 parking spaces, the math doesn't math. They need to balance size with support. May stated this isn't a case of not in my backyard, they support affordable housing and inclusive growth, but when a project is too big for the infrastructure beneath it, it stumbles. They've all seen what happens when you cram a foot into the wrong size shoe, it hurts the foot and ruins the shoe. This proposal as currently designed does not fit the neighborhood's scale, rhythm or infrastructure. In conclusion, if the Roosevelt Ridge project doesn't fit, they must not permit.

James W. May, Jr. (612 West Benton Street) stated his dad bought the property at 612 West Benton Street when he was five years old and he lived there up until 20 some. There are two things that he would like to express. Number one, along the east side of Roosevelt School there's usually parking for football games and a lot of money is made doing that. There's a fence and then there's his mom's property, but there is so much trash after almost every football game. He realizes there's an easy solution to that, garbage cans, some people use them, some people don't, but if that's all parking and it's already going on, it's going to go on and he would presume more, so that's a concern. When he goes out and cuts the grass and polices the area he has to take a garbage can or a bag with him in order to be able to take care of the property. Number two, they use very little fertilizer and try to use natural minerals for the property to have the property fallow as much as possible, because if someone wants to go out there and work it, they can have their own garden. The caveat of that is that there's walnut trees there, and there's a substance that they put out called juglone and there's certain properties that juglone affects as far as the oxygen in the soil that the plants allowed to use. They have a variety of urbanized wildlife, from deer, possum, voles, moles, raccoons, groundhogs, squirrels, not even to talk about the birds, they have bald eagles that come and sit in the trees there. May is not sure how this

development would affect their property but doesn't exactly feel that it would be all that good so he appreciates the time to be able to express these concerns. He noted Iowa City has certain laws and has passed ordinances that support that and maybe things will be changed, and maybe they won't, but he wanted to be able to express this and have someone at least consider this. May acknowledged it's good having these things for people and affordable housing and good parking, but these things are already there and he's not sure how they would still be affected. The animals come next to the house and lay down during the day, even if someone's out there working and they'll just sit, they feel safe, they're urbanized wildlife and he just wanted their voice to be heard.

Mary Knudson (725 West Benton Street) lives directly across from where they are planning to build and wanted to note she is particularly concerned about the parking. There's not a lot of on-street parking around Roosevelt so if they have 113 parking spots, and that many people living in those spaces, where will everybody park. To think everybody will take a bus that doesn't have a parking spot is unlikely. If they have to find parking, they have to go down the hill and find a spot down on Miller, because on Greenwood there is no parking on the street. Another thing she wanted to mention is just the number of people. Has Benton Street been looked at for a traffic report, to note the cars that are going to be exiting onto Greenwood perhaps going up to Benton Street, and to look at the dynamics on Benton Street to see what will happen. Finally, she wanted to say something about the park, Benton Hill Park, she was on that committee and they knew that they didn't have enough green space for the neighborhood but Roosevelt School was in existence then so Roosevelt School's playground was for older kids, like kindergarten and above, and then the Benton Hill Park would be for the younger kids. She is now concerned about this won't be enough green space for the neighborhood and the housing development.

Anna Buss (525 West Benton Street) stated she has lived in that neighborhood for 40 years and has watched what happens with the traffic, and the traffic is really horrendous. They refer to Miller and Hudson as the Miller and Hudson 500 because people come off the Highway to avoid the stop signs and other things. Putting this amount of traffic on Benton Street, and it will end up there, there is no way to divert the traffic so no matter what it's going to end up on Benton Street, and that is a dangerous enough street the way it is. She has seen this happen time and time again, every time something else is added the traffic is worse. Buss would just wish that they would consider, if nothing else, downsizing it so there's not so much traffic.

Elliott closed the public hearing.

Miller moves to recommend approval of CPA25-0002, an amendment to 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.

Wade seconded the motion.

Davies asked about things Mr. May brought up about like traffic lights or parking. Russett stated that would be discussed next as part of the rezoning, right now they're considering the Comprehensive Plan Amendment.

Townsend noted her mother-in-law is at Briarwood right now and the traffic in that area is not that great, and there needs to be something done with that. She noted having the Roosevelt property be 9.9 acres of affordable housing sounds like an amazing idea and is in full agreement of that. **A vote was taken and the motion passed 6-0.**

REZONING ITEMS:

CASE NO. REZ25-0010:

Location: 611 Greenwood Drive; Former Roosevelt Elementary School

An application for a rezoning of approximately 9.9 acres of land from Neighborhood Public (P-1) zone to Medium Density Multi-Family Residential Zone with a Planned Development Overlay (OPD-RM-20).

Russett stated this is the rezoning of the same property just discussed from Neighborhood Public (P-1) zone to Medium Density Multi-Family Residential Zone with a Planned Development Overlay (OPD-RM-20). Again, the zoning map shows multifamily zoning and single family zoning and public zoning surrounding the subject property. She stated the applicant is proposing 187 units of housing, all of which would be affordable if they secure those low income housing tax credits (LIHTC) which they are currently seeking. Their application to the State for those low income tax credits would make this a 100% affordable housing project.

Russett shared some photographs of the property noting the change in topography on the property and the ravine and woodland. She also noted where there is an existing pedestrian crosswalk.

The current zone is Neighborhood Public (P-1) and Russett explained the purpose of that zone is really for governmental property which allows for schools, parks, police and fire stations, other civic buildings that have governmental purposes. The proposed zoning is Medium Density Multi-Family Residential Zone with a Planned Development Overlay (OPD-RM-20) and the Planned Development Overlay is due to some impacts to sensitive features, particularly the slopes on the property. She stated there are multiple approval criteria that staff looks at for Planned Development Overlay rezoning. The first is related to density and design. The allowed density in the proposed zone is 24 dwelling units per acre, and the proposed density is 18.8 dwelling units per acre, so they are within that requirement. Russett next explained the difference between a regular rezoning and a Planned Development Overlay is that the rezoning is actually tied to this Plan and any development on this property must substantially comply with this Plan. If there are any substantial changes it has to go through the rezoning process again. Russett shared the site plan of the proposed building, it's one building with 187 units. There's a courtyard in the center, there is parking to the rear of the building, and then there's parking on the eastern side of the property. The building is set back 40 feet from West Benton Street and the building has a large setback due to the location of that parking lot from the eastern property line. Staff worked with the applicant to address some concerns related to pedestrian connectivity. They originally explored having a sidewalk along Greenwood Drive but that was not possible due to the ravine and the topography so they worked with the applicant to incorporate a north/south pedestrian connection to provide a connection from Greenwood to Benton and there's two routes, there's an accessible route that is a little bit longer due to the topography, that connects Benton to Greenwood, and then there's a non-accessible entrance to that pedestrian way that incorporates

stairs up from Benton Street. Staff is recommending a couple of conditions related to that. One is the installation of that 10-foot wide pedestrian connection, the incorporation of a public access easement and then pedestrian scale lighting.

Related to open space, Russett noted the plan incorporates a courtyard which has a playground and an open space area as well as some seating. She also noted on the plan where the dog park is located. The applicant has incorporated screening along the eastern property line to screen that parking lot from the neighboring property owners and they've incorporated some street trees to the south. Access to the property will be limited only to Greenwood Drive. There is an access off of Benton Street but staff is recommending a condition that access is only available for emergency vehicles.

The applicant is also requesting a waiver from the height standards to increase the maximum height from 35 feet to 42 feet. Russett showed more renderings of the buildings and the elevations. The proposed building incorporates some design aspects that mimic town homes with separate entrances, the building also incorporates a step back between the second and third stories to help break up the mass of the building. There are design features also related to articulation and different building materials and changes in roof lines will help break up the scale.

The next criteria is that development will not overburden existing streets and utilities. Russett noted the property can be served by existing sanitary sewer and water infrastructure. Staff did request that a traffic study was prepared as part of this rezoning and it determined that the proposed development would result in 86am peak hour trips and 82pm peak hour trips, and that the surrounding streets would still operate at an acceptable capacity and level of service despite the increased traffic. However, staff is recommending a couple of conditions. One is to install a raised crosswalk on Greenwood Drive. The raised crosswalk would help to slow down speeds and also provide a better pedestrian connection for those people walking in the community. The other condition is that the access drive to Greenwood be at or near a 90 degree angle, subject to the review of the City Engineer.

The next criteria is that development will not adversely affect views, property values and privacy of neighboring properties. In terms of the surrounding the neighborhood Russett explained it is a mix. There's multifamily development, there's single family and there's even nonresidential uses with the early childhood education center and the long-term care facility. She noted there is a single family home that abuts the subject property to the east but the proposed building is set back approximately 140 feet from that eastern property line. The parking area is in that location, but it will be screened with some plantings. Russett noted there's also a significant grade change between the location of the proposed building and the existing home. Development to the north and to the west is buffered by the existing ravine. The homes to the south are across from the West Benton Street public right of way.

The fourth criteria is that land use and building types will be in the public interest. Russett stated this proposal not only incorporates multifamily housing but aims to provide more affordable housing within the community. For the most part, it also protects the ravine and the woodland, and it would be redeveloping an underutilized site that's been vacant since 2019.

In terms of consistency with the Comprehensive Plan, the Commission just considered that amendment and this proposal would align with the new designation of multifamily. Again, there's

multiple goals and strategies within the Comprehensive Plan that align with this proposal related to compact and efficient development and redevelopment, discouraging sprawl. In terms of compatibility with the existing neighborhood, again there really is a mix of land uses, there's single family to the north, there's multifamily to the west, there's nonresidential uses to the east, some single family to the east and the existing City park to the south with another City park to the north. This existing ravine and woodland would largely remain untouched. There are slopes, woodlands and wetlands on the site so that is why the Planned Development Overlay is required, Russett noted there are some slopes that were human made, which will be impacted but the natural protected slopes on the site would not be impacted. 61.5% of the woodlands would be retained and that does not include the 50 foot buffer that they are also incorporating into the project. Russett stated there are a couple of wetlands on the property and the applicant has reached out to the Army Corps to see if those are jurisdictional wetlands and whether or not they would be regulated by the city of Iowa City. They do not have that determination yet but the project would not impact any of the wetlands that exist on the site. The applicant is also generally maintaining the existing buffers on the site for those wetlands but the required buffers for wetlands cannot be met on this site because of the existing driveway and the existing parking area so that's essentially non-conforming and would remain as is.

Staff has received the four pieces of correspondence that related both to the Comprehensive Plan Amendment and this rezoning, one in particular being in opposition to the rezoning.

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.

Elliott asked about the 90 degree angle drive angle and is the new drive going to be currently where the old drive is. Russett explained they are going to have to reposition it so it's more at a 90 degree angle but it's going to be generally in the same location. They just want for safety purposes, that it's perpendicular.

Elliott asked about the buffering that would be particular to the May's house, what level is that. Russett stated it would be S2 screening, which is between three and five feet high.

Elliott asked about the lighting. Russett stated the pedestrian lighting will need to be certain

height and because of the adjacent single family the applicant will have to meet the City lighting standards to not have any spillover onto the neighboring property.

Elliott noted traffic has been brought up and her interpretation is the study showed that the traffic generated by this new building would not be enough to make any alterations in the current road conditions, like more stop signs or anything like that. Russett confirmed that's correct. Elliott asked if there is a time that the City can come back and re-look at this and see what the effect is, or do they just look to see if there's more accidents. Russett acknowledged for things like stop signs and traffic signals they have to be warranted, and there's certain standards that need to be met for those to be installed. She can't say at which point something would trigger a new stop sign or anything like that.

Wade stated sticking with the traffic patterns asked for more detail on the decision to exit to the north rather than on Benton Street. Russett explained it is the City's policy generally to try to restrict access onto arterials, and since this property has another access, on Greenwood Drive, that was the rationale to restrict it, and they can still meet the fire code standards by providing that emergency access off of Benton Street.

Davies asked what would happen if someone's parking in those spots by the Benton Street access. Russett stated there will be a gate there.

Beining noted there were some concerns brought up about sustainability and the naturalness of the area so he was just wondering if there's any intention or an opportunity to install sustainable planting, such as a rain garden or bioswale within that courtyard area. Russett stated that is not being proposed at this point and the zoning code would not require that, they will be required to meet the stormwater management standards as part of the site plan review, but they can meet that through other methods.

Townsend had several questions, one is regarding the actual driveway onto the property that goes up to this new structure, if turning out of this driveway on the left there is the childcare center and then straight up the hill is Briarwood so now there are not only two but three different driveways coming out and no stoplight and no stop signs. She knows it's a problem is because they go there almost every day and already it's a concern when the people are picking up their kids from the daycare. Now they're going to have 187 units of maybe 300 people coming down that entryway to Greenwood and not have them using the Benton Street driveway. Is all that traffic on Greenwood feasible. Russett stated based on the traffic study the streets will still operate at an acceptable level of service.

Townsend noted that traffic study was done before occupancy of the big unit on Myrtle and Riverside so are they going to reassess it after the full occupancy of that Myrtle property. Russett cannot say how the City approaches that, but for the purposes of this rezoning there are no traffic signals warranted and there are no stop signs warranted because of the proposed development.

Townsend asked regarding the affordable housing, how long is that for. Russett stated that's a question for the applicant. Townsend also noted affordable housing based on the formula they're currently using is \$1,000 for a family. Russett stated that is established by the state of Iowa for LITHC, not the City. Townsend noted that really is not affordable for most people that need

affordable housing.

Miller asked if Russett could illuminate some of the conversations that staff has had with the development team in regards to the public open space and the access agreement, the intention of that 40 foot buffer, and that 10 foot sidewalk. Russett stated the 40 foot buffer toward Benton Street is the standard setback for an arterial street. Davies noted then there is a 10 foot public access easement for the sidewalk so his concern is the neighborhood losing an important asset in terms of public open space so what conversations were had in terms of restoring that or providing some sort of public open space. Russett noted there are two parks that are within walking distance of the proposed project.

Townsend stated another concern is they tear down the school and build a three story building that's going to look like a palace on the hill, is that fitting into the neighborhood. Russett noted there are some homes to the north but the ravine is probably going to obscure the building.

Wade noted the basketball court always got used a lot at Roosevelt and he doesn't see any kind of outdoor activity. He also asked if there is any kind of entrance signage on Benton Street prohibiting using that drive. Russett reiterated there will be a gate there. Wade noted to the earlier point on Briarwood, it is a very close double drive entrance, which is probably going to create a little bit of confusion or some turnaround activity.

Miller went back to the question about the two driveways close to each other and the traffic study, were the uses and driveways acknowledged. He pointed out on page 33 of the traffic study it showed a couple potential site driveway improvements, where it made it more perpendicular so is that what is being proposed back to the design team to revise their drawings. Russett confirmed the condition staff is recommending is to make sure it's perpendicular to Greenwood.

Beining is concerned about codifying that closure onto Benton Street and does it present an issue on Greenwood, he would just like to be able to revisit that and maybe having that be a condition of the redevelopment. Russett stated the City Engineer and transportation planner would state having access onto Benton would create the problems. Again, with any development in the City they avoid access onto an arterial street if possible.

Elliott opened the public hearing.

Jon Marner (MMS Consultants) are the civil engineering team working with TWG on this project. Taylor did a great job earlier of covering their vision for the property, their experience with this type of development, both in Indiana and Iowa and in the region. Marner will try to address some of the questions. Regarding the intersection for the entrance onto Greenwood Drive, as opposed to Benton Street, one of the constraints with Benton Street was how to enter, the entrance at the current Roosevelt School, where there it's centered on the hill, it is part ways downhill and that's not an ideal location. Further to the west is too close to the crest of the hill and also closer to the Greenwood Drive intersection. Because it's an arterial road they don't want to have those two street connections or those entrances too close together. To another point, some of the concerns that were expressed routing traffic on the Benton, while they understand the concerns about all the traffic going to Greenwood, and that connection, routing traffic onto Benton would potentially amplify some of the other concerns from the neighbors, as far as traffic and the speeds and

going up and down the hill, and that traffic going onto Miller and Hudson, so all of those were conversations that were had with staff in planning to come to the appropriate solution. The entrance onto Greenwood Drive, as the traffic studies mentions, and is one of the conditions that specified, there is an opportunity there to do that raised crosswalk. If there's not a stoplight there that raised crosswalk can help slow speeds, and it helps draws attention to pedestrians and people entering and exiting from those sites. So it serves for both protecting pedestrians and also serves to help delineate to vehicular traffic that there's entrances there and slows them down. Regarding the parking and the building placement Marner stated one of the things they worked with staff was the discussion to place the building closer to the existing school location, or to slide it farther to the east, or to put the parking to the east and after a lot of back and forth between staff and the development team they all came to the same conclusion that the best option would be to have in its current location as it reduces the impact of the building itself from the neighborhood to the east and to the south. Marner understands the concerns with the parking that's why City code requires the screening that's needed along that east side to address some of those concerns. Lastly, Marner discussed the setback from Benton Street, they do meet the 40 foot setback in the southwest corner but most of the rest of the building, all the way along the length of Benton Street, is actually set back an additional 40 to 50 feet so that reduces the impact to the Benton Street corridor by pushing the building back further. He acknowledged there's also building design elements that the architect worked with City staff on, and they tried to incorporate varied roof lines, low roof lines, similar to prairie style architecture to try to match the grade going down Benton Street. He stated that's the part of the vision behind the setback between the second the third stories as well, and then again those roof lines vary and they start to reduce the building height as they approach the eastern side of the property. Marner stated with regards to the wetland buffer and the sensitive areas, the existing drive is the preexisting condition and they're generally putting the road back in the same location that the existing drive is. If they tried to move the existing drive or the proposed entrance to a different location, in addition to the potential impacts to the wetlands, they would also have to remove quite a few trees and impact some of those sensitive grades. If they tried to fit another drive entrance through that location it would take out one of the valuable components of this site, which is that wooded area and the ravine. There are paths through there, some trail systems, that can still be beneficial for the residents of this project.

Jackson Taylor (Senior Development Director, TWG Development) wanted to address the point about the area median incomes and the way that those are calculated to make sure everyone was clear about the affordability component of this project. It is very geographic specific and it's based on US census data each year. It is also the median income, not the mean income, so there is no averaging or outliers skewing it way up with high earning income individuals. Once they set the median income statistically whatever that baseline median is, they have to be below even further a percentage of that. To give an example with very round numbers, if the mean is \$100,000 then a 60% AMI household would be restricted to earning \$60,000 and the rents themselves, the benchmark standard as far as housing affordability, is that housing should not take up any more than 1/3 of an individual's income, a lot of that's incorporated into some of the underwriting standards as well for compliance and tenant approvals.

Townsend asked for Iowa City aren't they using the HUD formula which for a family of four it was somewhere around \$90,000 Taylor doesn't want to say anything's incorrect without having all that information in front of him so he doesn't want to comment on that. He just wanted it to be on record that that is the affordability they're talking about.

Regarding how long the affordability will last, Taylor stated when they receive these tax credits they're required to buy, hold, own, and operate these properties for 15 years. Beyond that 15 years they also have an additional 15 year compliance period. That means during the initial 15 years they're totally locked into the property. If within that time period they were to mess up their tax credit commitments or potentially try to sell the property to someone else, the property would actually lose its tax credits, which through the IRS would be a total disaster for any deal because they have investors who come in, and there's personal guarantees that get signed. The extended use period is an additional 15 year period where IFA, the state agency, will award a project these affordable housing tax credits, but to ensure that they remain committed long term as affordable they'll record a land use restriction, a restrictive covenant that gets recorded to restrict it very specifically to the unit count and the income levels at the property. That way it'll run throughout that period of time.

Townsend noted they're only guaranteed 15 years, the additional 15 years is based on the covenant so it's not a guaranteed 30 years. If they are trying to fix the affordable housing problem, 15 years is not a long time.

Townsend asked if these are all rental units. Taylor confirmed that was correct. He added part of why they deviate between the 15 years and the 30 year period is because from a public policy perspective, the 30 year period is designed to ensure the long term affordability of that asset itself, but the 15 year lifespan is a little bit different and once they surpass that 15 year threshold the developer is actually eligible to go in and get additional tax credits to improve capital expenditures, everything else that's sorely needed at the property to through the exact same program.

Townsend stated so the guarantee is only 15 years, and the additional 15 for affordability is contingent upon them receiving more tax credits. Taylor stated the 30 years is guaranteed for affordability.

Miller asked what would happen if they were not awarded the LIHTC credits to the project, would it essentially kill the project. Taylor confirmed yes, they are an affordable housing developer and have only considered the site as affordable housing. That is what they do. He did note they have owned this property since 2021 waiting for the economics to turn around. Historically, especially once they are committed to a site, they've gone in for multiple rounds of tax credit applications until they are eventually able to get something to work.

Marner noted there was a late correspondence asking some questions about parking, and somewhat related to that question is about a year ago the City Council passed the code amendment for the affordable housing and the parking component. If everything fell through, and this OPD still has to be conformed to for any development, but because there wasn't an affordable housing component, a developer would have to revert back and provide parking based on the current City code. He just wanted to clarify that the parking requirements by the City differ for affordable housing. It is based on the amount of affordable housing units and in this case, what's proposed is a 100% affordable housing project, so it has zero required parking.

Marner added at the good neighbor meeting what was presented was 113 parking spaces for the 187 units, roughly 61% and they heard a lot of the concerns at that meeting related to both traffic

and parking. So understanding that the City ordinance requires zero but there were concerns related to parking, they looked at other opportunities to add parking and added two parking bays right behind the northwest corner of the building and were still avoiding the protected slopes. So now they have 162 spaces and approximately 86%.

Davies asked about the stormwater, how do they plan to meet the City's stormwater requirements. Marner explained everything that's in the new building and in the parking is all going to be routed to the existing area already functioning as a detention basin on the property in the wetlands, as that's an allowed use. It's allowed within both the Core and City code. It is still to be determined whether that's jurisdictional or not and they are awaiting that confirmation from the Core. What they've presented is based on a presumption that they still need to adhere to the city of Iowa City's ordinance related to sensitive areas, and that it may be jurisdictional, though the stormwater would be detained in that current existing area and then outlet it back into the storm sewer system and get into the city of Iowa City public storm sewer system.

Wade asked if the building will be roughly where Roosevelt School is now at the crest of the hill or very close. Marner replied it is maybe just a little bit farther out, but it's very close to that same area.

Beining asked the developer if he could elaborate on what AMI specifically they're targeting, because he has heard of some projects that are going closer to 30% and going after that extremely low income versus just a moderate low income. Taylor acknowledged there are different types of tax credit programs, and the different programs tend to incentivize slightly different. IFA has what's called the 9% program, which generally provides more subsidy per unit to the project. There are smaller deals in general, and get less funds in general from IFA, but those are more competitive. Those are the traditional programs with developers trying to outscore everyone. Whereas the 4% program is a lot less subsidy per unit, but that's generally made up in terms of scale to development, so you'll generally see the larger developments and they've historically been less competitive as well. But part of that reduced subsidy per unit is they do need some of that rental revenue since they're financing more with debt with that piece. Taylor stated they will be doing 60% of AMI.

Townsend had one more question on regarding the parking traffic business. What are they doing now for football season, is that lot being allowed to be parked on, there's a lot of parking on the Roosevelt lot right now. Taylor stated they actually got alerted to that and were getting some notices from the fire chief and from the City as well so they will be putting out towing signs to protect the residents.

Townsend stated the concern about traffic from the 187 units going onto Greenwood and there not being a stop sign on Greenwood. Marner reiterated they initiated the traffic study at the request of staff, they consulted with staff and the traffic engineers and all the traffic counts at Benton and Greenwood at the current existing entrances were used to monitor that traffic and they incorporated those based on that direction from City staff at the time. He also added regarding the question about the impact of the new building at the corner of Myrtle and Riverside Drive, they were provided data from the City, a traffic study that was done as part of that project and incorporated some of that information as well in this determination.

Townsend noted however that building is still not fully occupied, when they did the traffic study,

school was not in session, so they didn't have the students. Marner stated they did obtain additional data pertaining to traffic counts that were done when school was in session, and they incorporated some of those figures as well in trying to make any adjustments that were necessary. Again, they worked the traffic engineer, worked back and forth with staff to do the best to account for those specific instances and concerns that everyone is speaking about.

Davies asked for one more quick clarification on the affordability, Taylor said the 4% tax credit program is 60% AMI, and that limits housing costs to a third of an income. A four person household in Iowa City, based on HUD, is \$69,240 so they would take that times a third and that's how much they could spend per year, and they would divide that by 12, and that would be the monthly rent. Taylor confirmed the concept is correct but part of what they also factor into that are the utility allowances such as water, sewer, electric and there's actually a formula the state agency requires them to use and they either need to gather that information from local public housing authority, or get it commissioned by a licensed energy rater who can study the building and calculate an average tenants consumption per unit, etc. All gets reviewed, submitted to IFA and justified.

Miller noted when reading a little bit about Roosevelt School, the importance of that ravine was emphasized in quite a few articles, so what is the state of the trail system in there and is there any sort of intention of using that as an amenity for the community or the residents of this particular development. Marner will defer to Taylor on the potential uses from an amenity standpoint and for the neighborhood, but the current state of the area is there's still a little bit of a trail through there and there is likely an ability to amplify or enhance it a little bit without disturbing the remaining portion of the wooded areas and ravines. Taylor added it's always been in the back of their minds to try to find a creative use of the area and part of what they are waiting to get back is that official Army Corps of Engineer data because they won't be able to touch any of that if it is within Army Corps jurisdiction. Once they get past that hurdle they can maybe look at some designs and try to find a good way to do that. Right now they're a little bit budget constrained, and then also if they did make it open to the public how do they make that accessible. There are a lot of considerations they need make.

Miller stated there's two amenity spaces identified within the building, one on the Benton Street side and one on the northeast side, assumably those are private building amenities. There is also the dog park, a large green space and then the central courtyard. One member of the public commented about losing the public amenity along with losing Roosevelt, so will any of these be amenities for the public. Marner stated obviously anything on the interior courtyard, and within the building will be private, the developer also confirmed this is going to be a private dog park. Marner stated there will be a small play structure in that central courtyard and they're also strongly considering incorporating a fitness facility. Taylor stated they've also looked at various iterations of community gardens as they are also big fans of sustainable development. As he mentioned a little bit earlier they are planning to design this to NGBS Silver which is a much higher energy commitment than what was previously done.

Beining stated with regards to sustainability, when it comes time to start moving dirt and such hopefully they will be willing to watch out for the nature in the area. Taylor confirmed 100% they will. Personally, his approach has always been to be good neighbors to people when coming into their community and respect each other. He acknowledged that requires a little bit of give and take and they have incorporated a variety of mechanisms of screening to try to block out some of

the eyesight. Marner added for all the ravine, the protected slopes, the wooded areas, the potential wetlands anything even contemplated would have to comply with the city of Iowa City sensitive areas ordinance.

Beining noted they are concerned about these trails in the background and what a wonderful component of the community they are. He uses the trails himself, he went to Roosevelt, people love nature so perhaps from a landscape, architectural perspective, if they have any opportunities to have a collaborative solution down the road for enchantments there that would help alleviate some of these concerns. He added then same with the detention base, maybe it's a plausibility to follow a stormwater code and have more sustainability efforts in there such as rain gardens or bioswales to help soak up some of that water.

Marner stated to the wetlands question, or the area that's potentially a jurisdictional wetland, they're not proposing any grading in that area, they're only proposing to connect the storm sewer into that as it's already functioning as a de facto detention area. They are just connecting a new outlet pipe into it to get it routed correctly into the public storm sewer system. Yes, maybe there's an opportunity to do something different but then they would be disturbing what's already a natural habitat in that area. TWG is willing to as they get into the site construction to look into all the things.

Lindsay Park (401 Douglass Street) moved to the Miller Orchard neighborhood in 1992 and loves his neighborhood, it was like they're a little Longfellow, a wonderful school surrounded by wonderful houses, they're like a little version of that. So then over these 30 plus years, it was sad to suddenly not see kids walking out of their houses and going to school and having to be bused elsewhere. That school was the only public thing, the center of the neighborhood and it died. It's not coming back. Park acknowledged when he thinks of this area there are things he is so grateful for, like that the ravine is going to still be there and everything. He definitely supports affordable housing, but when he walked up there this morning and looked at where this proposed stairway is, the east facing facade of the school, he wondered if they can preserve that concrete set of three arches somehow and make it a monument that still faces east or perhaps the sidewalk that comes up make it the center arch in honor of the history and the name Roosevelt, so that somehow something of that school still survives, that would that would be wonderful.

James W May, Jr. (612 West Benton Street) has two questions, both about the ravine. First is how much of the stormwater has been projected to flow into the ravine, and how long is it going to stay in there because there's a lot of mosquitoes that come from that ravine and towards the back of their house and backyard, and that's dangerous, so will that be addressed because that is a definite concern, especially with various diseases that are out there now and coming to Iowa. His mom has already been bitten by ticks. May stated he is bringing up things that are a concern that a lot of people wouldn't understand until they're there, and having lived in the neighborhood and experienced them, so how this would affect the neighborhood is pretty paramount. His mom is 97 and he's 71 and have more time behind them than ahead but it's not just about them, it's about the neighborhood so if anything could be done it should be done.

Paula Swygard (426 Douglass Street) has two points, the first one is she appreciates the concern and the maybe attempts to rectify the traffic situation in the neighborhood, but it's gone too far beyond anything one can do. Those of them who drive Benton Street all the time know that going up the hill, if you had to stop as people are trying to turn right into any access, would create a backup on the hill that even the City busses don't attempt to use. And then coming

down the hill, if they were trying to turn left coming off of Benton at the top of Benton Hill, again, they're going to just end up with a lot of accidents. She drove her daughter to school there when they could use that entrance off of Benton Street and if one was to look back at accident reports from that period they would see there were many accidents. Also, the sun hits in the evening going up that hill and can blind a driver. The other point is for the parking on the east side, if there's going to be parking with any houses that are in close proximity, the Commission might consider instead of an S2 level of screening, which is two to four feet high going to the next level up S3, which is five to six feet and requires a certain amount of evergreen which might help screen just a little better.

Mary Knudson (725 West Benton Street) wanted to back up what Swygard was saying about Benton Street, she lives in the middle of the hill and knows how dangerous it is to slow down and have cars coming behind her. She puts her blinker on at the bottom of the hill when she goes up the hill to give the cars a signal that they need to slow down behind her and not be bumper to bumper as she needs to go left into her driveway. Knudson taught two kids how to drive on that road, so they've learned how to read traffic really well, but it is a dangerous street. Knudson also had a question about the airport and the height of the building and if that was going to be a problem or not.

Kory May (612 West Benton Street) noted a couple of things that they haven't discussed. At the bottom of Greenwood there is a rail line and when the train comes through traffic backs up on Greenwood, which backs up traffic on Benton, and then all of that outflow has to go somewhere, so maybe that goes on Woodside and Oakcrest, but this egress is going to be a problem, because that train comes through somewhat regularly and usually it's around five o'clock and that's where people are trying to get their children or visit mom and dad at Briarwood. And again, as everyone has pointed out, moving from Greenwood up to Benton is problematic because traffic is coming up at a nice rate of speed to get up the hill, and to turn right or turn left from Greenwood is an unregulated stop. Number two, is a concern about light pollution and air pollution. They have not discussed what the height of the parking is going to be relative to the May property so they can't necessarily guarantee that runoff is not going to come onto their property. He noted these are questions that are specific to their property, because they're the only ones with the adjoining property, but until those are addressed they've got outstanding questions.

Anna Buss (525 West Benton Street) stated before any of them vote on this she invites them to come over between 7:30 and 9:00 in the morning and between 4:30 and 6:00 in the evening, Monday through Friday, and sit in the driveway that goes into Roosevelt, that should be a telling tale, right there. There's no way, no matter what anybody says, that they can control the traffic to not come out on Benton Street, it's going to happen. They've have lots of accidents over there and a lot of close calls.

Elliott closed the public hearing.

Wade moves to recommend 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.**

Miller asked about adding a condition about upgrading the landscaping. S2 screening is only three to five feet and that might not actually screen the parking, headlights and stuff. Should they bump it up to S3 so it's taller and could potentially screen that more.

Wade move to amend his motion to approve with a revision on the conditions to increase from S2 to S3 screening along the eastern parking lot.

Miller seconded.

Wade discussed other areas such as Briarwood, long term care is a use similar to residential use so suggested S3 screening be done the whole way, obviously it's probably a little more expense.

Miller feels it is more impactful on the eastern edge of the property and at the north entrance onto Greenwood which is on the hill they wouldn't want that extra height to screen visibility so it should just be S3 at the parking lot edge.

Miller asked about the parking lot lighting. Marner stated all lighting would all have to conform to City ordinance, they haven't received the detail lighting plan, but that would all have to conform to the standards for the residential.

Wade noted change is difficult, but it is a use with the LITHC that makes sense for the area. He is glad to see a development or reuse of the Roosevelt School grounds and anything they can do to get additional housing in the community is needed.

Miller would echo that but does think that the density may cause some traffic issues on Greenwood there, with that intersection, but other than that the City rightly removed the minimum requirements for parking, to encourage and incentivize affordable housing, and that's part of what's allowing this project to happen, and it is a good thing for the community. There is a bus stop right on that corner of Greenwood and Benton as well. This feels like an appropriate use and the scale is sensitively done with setbacks and the townhome scale, the parking is all hidden behind it and the addition of the S3 screening helps. Overall it's more good than bad.

Beining has essentially the same things to say and is familiar with the area. This reminds him of when they had a new structure on the playground. As children, they erected it and he remembers

there were discussions in the principal's office of the safety. It's a very real concern and it's something they do need to prioritize but looking back on that the opportunities for growth as silly as it sounds, that that little structure gave them as members of Roosevelt School in a small, subtle way to come together. There is hope this project will honor Roosevelt by everyone coming together and incorporating some of those things, such as the S3 screening, to help alleviate the burden as long as they're holding up to these standards.

Davies wondered how the ravine was used when it was a school. Beining stated they would look out at the birds and they had a class in school that used to take them around the woods to look at those little birds, pick the different leaves, take them home.

Davies is generally supportive of affordable housing and the development, he thinks it's just really important to note to both the development team and to City staff that the really critical component an elementary school plays in a neighborhood, not just identity, but those green spaces and those public spaces are critical. It's identified in the Comprehensive Plan. Therefore he hopes that everything can be done to give something back to that community, whether that's access to the ravine, if that's possible with very simple trails or with the green space on the front of the building. They talked a little bit about a bus stop but with the parking reduced perhaps either making a dedicated bus stop or nicer bus stop would be nice. It's important to recognize what a community and a neighborhood loses when they lose an elementary school and that history so he would love to see just continued good neighbor efforts from the development team to do whatever they can to restore what has been lost in terms of public open space and what can be done in terms of dedication of public open space.

Townsend acknowledged they do need the affordable housing and would hate to not vote on this for that reason, but she still has concerns about the traffic, about the parking and would hope that the City will look at that periodically to see how that unit is going to affect the traffic on Greenwood.

Elliott is in support of all this, just for what's been said and would like to thank the public for coming tonight and for their comments.

A vote was taken and the motion passed 6-0.

CONSIDERATION OF MEETING MINUTES: AUGUST 6 2025:

Beining moved to approve the meeting minutes from August 6, 2025. Townsend seconded the motion, a vote was taken and the motion passed 6-0.

PLANNING AND ZONING INFORMATION:

Russett shared updates from the last Council meeting. The City Council approved the Comprehensive Plan Amendment for the former ACT property, they approved the rezoning at 911 North Governor Street, and the rezoning at Monument Hills, which is the second rezoning that came to the Commission for the area at Scott and Rochester.

Russett also wanted to mention the open meeting trainings, Beining and Davies are the two Commissioners that are required, per the law, to take this training because they were appointed

July 1. The City had encouraged all board and commission members to take the training however the rollout of these trainings has not been going that well, so the rest of the commissioners don't need to worry about signing up right away. As more trainings become available and the rollout improves, staff will let everyone know.

ADJOURNMENT:

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

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

	4/3	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
BEINING, KALEB	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	X	O	X	X
DAVIES, JAMES	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	X	X	X	X
CRAIG, SUSAN	X	X	X	X	X	X	X	X	X	X	X	X	-- --	-- --	-- --	-- --
ELLIOTT, MAGGIE	X	X	O/E	X	X	O/E	X	X	X	X	X	X	X	O/E	X	X
HENSCH, MIKE	X	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
PADRON, MARIA	O/E	O/E	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --
QUELLHORST, SCOTT	O/E	X	X	X	X	O/E	X	X	X	X	X	X	X	X	X	O/E
TOWNSEND, BILLIE	X	X	X	X	X	O/E	X	X	X	X	X	X	X	X	X	X
WADE, CHAD	X	O/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X

KEY:

X = Present

O = Absent

O/E = Absent/Excused

-- = Not a Member



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Planning & Zoning Commission: September 3 [See Recommendations]

Attachments: [Planning & Zoning Commission: September 3 \[See Recommendations\]](#)



CITY OF IOWA CITY MEMORANDUM

Date: October 16, 2025

To: Mayor and City Council

From: Anne Russett, Senior Planner

Re: Recommendations from the Planning and Zoning Commission

At its September 3, 2025 meeting, the Planning and Zoning Commission have the following recommendation to the City 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.

Additional action (check one)

☐ No further action needed

☐ Board or Commission is requesting Council direction

☒ Agenda item will be prepared by staff for Council action

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

FINAL

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 COUNCIL ACTION REPORT

October 21, 2025

Public Art Advisory Committee: September 4

Attachments: [Public Art Advisory Committee: September 4](#)

Minutes
Public Art Advisory Committee
September 4, 2025
Emma J. Harvat Hall

Public Art Advisory Committee

Members Present: Leslie Finer, Andrea Truitt, Scott Sovers, Tyler Baird, Rachel Kinker, Anita Jung, Nate Sullivan, Stephanie Brunia

Members Absent: Sophie Donta

Staff present: Rachel Kilburg Varley, Geoff Fruin

Public Present: Rachael Arnone, Emily Magnuson

Call to Order

Truitt called the meeting to order at 3:33 p.m.

Public Discussion of Any Item Not on the Agenda

None.

Consider minutes of the July 10, 2025 PAAC meeting.

Baird noted an error in the attendance sheet. Finer moved and Jung seconded that the amended minutes from the July 10, 2025 meeting be approved. Motion passed (6-0).

South East Junior High Longfellow Tunnel Painting Project

Southeast Middle School art teacher Rachael Arnone presented the murals designed and selected by the 7th and 8th grade students for the 2025 Longfellow Tunnel painting project. Note that Nate Sullivan and Stephanie Brunia joined the meeting during this agenda item.

Local Option Sales Tax Presentation

City Manager Geoff Fruin provided a presentation to the Committee regarding the 1% Local Option Sales Tax ballot measure that City Council voted to include in the upcoming November 4 election. The presentation included an overview of LOST, mechanics of the tax, and proposed uses for revenue. Following the presentation, Truitt asked how the proposed use to support community partnerships will function. Fruin explained one example could be new or existing grant programs or cost-sharing community partnerships. Baird asked how quickly LOST revenue must be spent once collected and Fruin noted there is no deadline, and funds can be spent immediately or accumulated over time for bigger projects.

Staff Updates

Kilburg Varley shared the following staff updates:

- An agreement has been signed with the Midwest Arts Conservation Center for restoration and staff training of the bronze sculptures in the downtown and Northside Marketplace. The work will be scheduled for the Spring 2026.
- The City Engineering Division is assisting with entering the public artworks and data collected through the Public Art Condition Assessment into the City's asset management software. This will enable better tracking of the artworks and costs, work orders, or maintenance associated with them.
- In partnership with the Communications team, a social media content calendar was developed to help highlight public art efforts and reactive existing works. The 1st Wednesday of the month will be the posting day. The first post, which featured the "Dorothy" sculpture and a "Guess this Artwork" quiz achieved a great rate of success, with some of the highest views and engagement of all City social posts in recent months.
- The reveal of a the mural funded through a Public Art Matching Grant at the Iowa City Bike Library will occur this evening and all are invited.
- Looking ahead, staff noted it would be good to discuss priorities for the 2026 Public Art Matching Grant Program in light of the new strategic plan. Additionally, conversations have begun with the Senior Center on a potential new collaboration which will come before the Committee soon.

Old or New Business

None.

Adjournment

Sovers moved to adjourn. Finer seconded. Motion passed (8-0).

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

Name	Term Expires	8/1/24	9/5/24	10/3/24	11/7/24	12/5/24	2/6/25	3/6/25	4/3/25	5/1/25	6/5/25	7/10/25	9/4/25
Ron Knoche	N/A	X	O/E	X	X*	X	X*	X	X*	X	X	X	X*
Juli Seydell-Johnson	N/A	X	X	X*	X	X	X	X	X	X*	X	---	X*
Steve Miller	12/31/23	X	---	---	---	---	---	---	---	---	---	---	---
Eddie Boyken	12/31/24	---	---	---	---	---	---	---	---	---	---	---	---
Andrea Truitt	12/31/25	X	X	X	X	X	X	X	X	X	X	X	X
Anita Jung	6/30/23	X	X	O	X	X	O	O	O	O/E	O/E	X	X
Jenny Gringer	12/31/23	---	---	---	---	---	---	---	---	---	---	---	---
Jeremy Endsley	12/31/25	X	X	O/E	X	O/E	X	X	O/E	---	---	---	---
Nate Sullivan	6/30/26	X	O/E	X	O/E	O/E	X	O/E	X	X	O/E	X	X
Leslie Finer	12/31/26	X	X	X	X	X	X	X	X	X	X	X	X
Rachel Kinker	12/31/27	O/E	X	X	O/E	X	X	O/E	X	X	X	X	X
Sophie Donta	12/31/26	---	---	---	X	X	O/E	X	X	X	X	X	O/E

Key:

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Senior Center Commission: August 21

Attachments: [Senior Center Commission: August 21](#)

MINUTES
SENIOR CENTER COMMISSION
August 21, 2025
Room 302, Iowa City Senior Center

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

Members Absent: None

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 JULY 17, 2025, MEETING:

Motion: To accept the minutes from the July 17, 2025 meeting as amended.
Motion carried on a 7/0 vote. McKnight/McCall

PUBLIC DISCUSSION:

None.

OPERATIONAL OVERVIEW:

DeLoach reported on some recent programs including the Puzzle Competition, and the Voices of Experience summer concert. The Senior Center's SHIP counselors continue to assist University of Iowa retirees who are navigating a change in one of the supplemental insurance options the University offers to retirees.

DeLoach reported on the many upcoming programs in the September/October program guide. Highlights include trivia night with volunteers from a sorority, Cycling without Age (supported by a grant from the Senior Center), Grandbabies intergenerational story time, Soul Train Block Party, Pickleball Jamboree, new art classes, two new language classes (Russian and French), and multiple classes offered by commissioner McCall around end of life and legacy topics.

LaTasha noted how proud she is of the Senior Center and the quality programs and services provided the community. Senior Center staff will have an in-service day on Friday, August 22nd.

DeLoach reported the window and door project has begun on the 3rd floor. Landscaping will be the last piece of the exterior work that is done. Interior design work will occur after the start of next year. The HVAC digital systems control project will be started this fall.

COMMISSION OVERVIEW:

Gilcrest requested native species and pollinators for landscaping. DeLoach noted the Senior Center will work with the City's parks department and that is a priority. Ostrognai requested better shade on the south side of the building.

Gilcrest asked if rooms will be changed for the window project. DeLoach noted that things will be moving around as work occurs.

Paris asked about the trainings for commissioners. Staff will resend the training details and let commissioners know of other upcoming trainings.

Gilcrest asked about transportation to programs offsite for the walking groups who meet at different locations. DeLoach noted that community members can reach out to the Johnson County Transportation Coordinator for assistance in navigating public transportation. Additionally, TRAIL, does a lot of transportation for their members.

Gilcrest asked that staff continue to come to future staff meetings. Commissioners are interested in hearing more about the LOST sales tax option.

Milster voiced appreciation for the fall program guide.

Meeting Adjourned.

Senior Center Commission Attendance Record

Name	Term Expires	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	8/21/25
Betty Rosse	12/31/26	X	X	X	O/E	X	X	NM	O/E	X	NM	X	X
Jay Gilchrist	12/31/25	X	O/E	X	X	X	X	NM	X	X	NM	X	X
Mary McCall	12/31/27	--	--	--	--	X	O/E	NM	X	O/E	NM	O/E	X
Angela McConville	12/31/24	X	X	O/E	X	--	--	--	--	--	--	--	--
Lee McKnight	12/31/27	X	X	O/E	O/E	O/E	X	NM	X	X	NM	X	X
Kathryn Milster	12/31/27	--	--	--	--	X	X	NM	X	X	NM	X	X
Nancy Ostrognai	12/31/26	X	X	X	X	X	X	NM	X	X	NM	X	X
Ross Taylor	12/31/24	X	O	O	O	--	--	--	--	--	--	--	--
Warren Paris	12/31/25	X	O	X	X	O/E	X	NM	X	X	NM	X	X

Key: X =Present

O =Absent

O/E =Absent/Excused

NM =No meeting

-- = Not a member



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Resolution rejecting all bids received October 14, 2025 for the Iowa River Powerhouse Dam Repair Project.

Prepared By: Alin Dumachi - Senior Engineer
Reviewed By: Jason Havel - City Engineer
Ron Knoche - Public Works Director
Geoff Fruin - City Manager
Fiscal Impact: None
Staff Recommendation: Approval
Attachments: [Resolution](#)

Executive Summary:

This agenda item rejects the bid received on October 14, 2025 for the Iowa River Powerhouse Dam Repair Project. One (1) bid was submitted prior to the October 14, 2025 deadline:

Bidder Name	City	Bid
Tricon General Construction, Inc.	Cedar Rapids, IA	\$1,686,000.00
Engineer's Estimate		\$675,000.00

The lowest responsive bid submitted exceeded the Engineer's Estimate of probable cost by more than 100%, and staff recommends that Council reject the bid.

Background / Analysis:

A diving inspection of the Iowa River Powerhouse Dam conducted in 2021 identified a range of deterioration, from minor and moderate concrete surface defects to significant undermining of the pedestrian bridge pier. A follow-up diving inspection in November 2024 examined both the upstream and downstream portions of the overflow spillway to assess the progression of this deterioration. The 2024 inspection revealed a 60% increase in the number of defects compared to 2021, with most showing significant changes. Based on these findings, the overflow spillway is currently rated in fair condition, but comprehensive repairs are necessary to extend the service life of the dam and pedestrian bridge. This project generally includes concrete surface repairs to the upstream and downstream section of the spillway, and pier footing repairs.

Resolution No. _____

**Resolution rejecting all bids received October 14, 2025 for the
Iowa River Powerhouse Dam Repair Project.**

Whereas, one bid was received on October 14, 2025 for the Iowa River Powerhouse Dam Repair Project; and

Whereas, the bid received exceeded the Engineer's Estimate by more than 100%; and

Whereas, the Department of Public works recommends that Council reject the bid; and

Whereas, funds for this project are available in the Iowa River Powerhouse Dam Repair Project account #W3328.

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

1. All bids received on October 14, 2025, for the Iowa River Powerhouse Dam Repair Project are rejected.

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Motion setting a public hearing for November 18, 2025, on an Ordinance to re-establish the Iowa City Downtown Self-Supported Municipal Improvement District for a period of ten years in accordance with Iowa Code Chapter 386.

Prepared By:	Rachel Kilburg Varley, Economic Development Coordinator
Reviewed By:	Sue Dulek, First Assistant City Attorney Geoff Fruin, City Manager
Fiscal Impact:	None
Staff Recommendation:	Approval
Commission Recommendations:	At the October 15, 2025 Planning and Zoning Commission meeting, P&Z determined that the Petition meets the requirements of Iowa Code Chapter 386, that the operational activities of the proposed District are appropriate in relation to existing laws, plans, and policies, and that the means to implement the proposed activities appear reasonably calculated to accomplish the proposed objectives.
Attachments:	ICDD SSMID 2025 Petition Notice of Public Hearing - ICDD SSMID Renewal 2025

Executive Summary:

On September 12, 2025, a petition for the re-establishment of the Iowa City Downtown Self-Supported Municipal Improvement District (SSMID) for ten (10) years was filed with the City Clerk. The petition contains signatures of at least 25% of the property owners representing at least 25% of the assessed valuation in the proposed district as required by state law. The Petition requests reauthorization including expansion of the geographic boundaries of the district and establishment of a SSMID levy rate of \$2.50/\$1,000 taxable value for 7 years with the option to increase the rate by \$0.25 in 2033 with Council approval and if deemed necessary by the SSMID Board of Directors.

Pursuant to State Code, the Planning and Zoning Commission has reviewed the Petition for its merit and feasibility and has prepared an Evaluative Report regarding the proposed district. The next step is to set and post notice of a public hearing to consider an Ordinance re-establishing the Iowa City Downtown Self-Supported Municipal Improvement District for a period of ten years in accordance with Iowa Code Chapter 386. This motion sets the public hearing for November 18, 2025.

Background / Analysis:

Downtown Iowa City has had an active business association since the turn of the 19th

century after the founding of Iowa City in 1839, becoming the territorial capital in 1841, and the official state capital in 1846. After more than a century of growth, the business association rebranded in 2012 as the Iowa City Downtown District by a successful petition to property owners to generate tax revenue through a Self Supported Municipal Improvement District (SSMID) to enhance Downtown.

The Iowa City Downtown District SSMID was first established on December 6, 2011 by Ord. 11-4460 for a period of four years at a levy rate of \$2 per \$1,000 of taxable value. On December 15, 2015, the SSMID was approved for an additional 10 years (expiring June 30, 2026) with expanded boundaries at a levy rate of \$2 per \$1,000 of taxable value for the first five years and \$2.50 per \$1,000 of taxable value for the remaining five years. This recent petition for reauthorization, filed on September 12, 2025, seeks reauthorization for an additional 10 years (expiring June 30, 2036) at a SSMID levy rate of \$2.50/\$1,000 taxable value for 7 years with the option to increase the rate by \$0.25 in 2033 with Council approval and if deemed necessary by the SSMID Board of Directors.

The Iowa City Downtown District (ICDD) is the organization responsible for overseeing the SSMID. Currently, SSMID revenue accounts for approximately 45% of all ICDD revenue. Activities and spending by ICDD is overseen by a Board of Directors representing the District members and stakeholders, including an ex-officio seat for the City of Iowa City. The ICDD's mission is to champion a thriving downtown economy, fostering a vibrant community and welcoming experiences for all. In pursuit of that mission, the ICDD advocates for the District mission and serves as a mechanism to more efficiently implement District-wide marketing, programs, events, and projects that support vitality for the benefit of all the businesses within it, the University of Iowa, community members, and the region at large.

Iowa Code Chapter 386 governs the establishment and renewal of Self-Supported Municipal Improvement Districts and the following is a documentation of the process followed:

1. ICDD filed the Petition on September 12, 2025. Staff reviewed the Petition to verify it contained signatures of at least 25% of the property owners representing at least 25% of the assessed valuation in the proposed district as required by state law, and recommended City Council refer the Petition to the Planning and Zoning Commission (P&Z).
2. City Council referred the Petition to P&Z at the October 7 City Council Meeting. At its October 15 meeting, P&Z reviewed the Petition for its merit and feasibility, prepared an Evaluative Report regarding the proposed SSMID, and forwarded such report to the City Council for their further consideration of the Downtown Iowa City SSMID.
3. The next step is for City Council to set a public hearing for the Ordinance to establish the proposed district, which this agenda item accomplishes. The public hearing notice must be published and a copy of such notice must be sent by certified mail to each property owner affected not less than 15 days before the public hearing.
4. Then, the public hearing is held no less than 15 days between setting the public hearing and holding the public hearing.
5. Finally, three readings of the Ordinance are required to establish the proposed district (final adoption cannot occur earlier than 30 days after the public hearing). Final adoption of the Ordinance will require a $\frac{3}{4}$ vote or 6 votes, and if a challenge by a certain amount of owners

is made, then a unanimous vote.

Staff recommends that City Council approve this agenda item, setting the public hearing for November 18, 2025.

PETITION

To establish a Self-Supported Municipal Improvement District (SSMID) pursuant to Chapter 386 of the Code of Iowa continuing under the established name of the "Iowa City Downtown Self-Supported Municipal Improvement District" and establish its operating terms for the term of this ordinance;

We, the undersigned, being owners of the property within the SSMID, hereby petition the City Council of Iowa City, Iowa, pursuant to the provisions of Chapter 386 of the Code of Iowa (the "Act") as follows:

1. To establish by ordinance a Self-Supported Municipal Improvement District in Iowa City, Johnson County, Iowa:

- a. The name of which shall be the "Iowa City Downtown Self-Supported Municipal Improvement District" (also known as the "Iowa City Downtown District" and herein referred to as the "District").
- b. A description of the boundaries and a map of the District is attached hereto as Exhibit A showing the updated District boundaries.
- c. The purposes of which shall be the undertaking of actions and the performance of administration, redevelopment, and revitalization of the District, as authorized by the Act, any and all of which actions and improvements are intended to benefit the property, businesses, and residents within the District, including, but not limited to activities that expand the mix of businesses, increase consumer traffic, improve cleanliness and safety, enhance urban design, beautification, lighting, and the Downtown landscape in general.

2. To establish a Self-Supported Municipal Improvement District through the petition process for ten (10) years, commencing on July 1, 2026, and ending June 30, 2036.

3. To establish a self-supported improvement district operation fund for the District and levy an annual tax (the "Operation Tax") upon property defined in Iowa Code §386.8, commencing on July 1, 2026, as follows:

- a. For the period of July 1, 2026, through June 30, 2033, the maximum levy rate shall not exceed two dollars and fifty cents (\$2.50) per one thousand dollars (\$1,000) taxable value.
- b. For the period of July 1, 2033, through June 30, 2036, the maximum levy rate

FILED
2025 SEP 11 PM 3:59
CITY CLERK
IOWA CITY, IOWA
10/03/2025 10:07:10 AM

shall not exceed two dollars and seventy-five cents (\$2.75) per one thousand dollars (\$1,000) taxable value.

- c. It is the intent of this Petition that the operation taxes levied and collected on behalf of the District shall be expended for new, additional, or enhanced services within the District for the Iowa City Downtown District, and that the City shall not diminish the type and extent of current governmental services provided in boundaries of the district.
 - d. This Petition does not request any levy for a Debt or Capital Fund.
4. To annually allocate all amounts collected in the Operation Fund for one or more of the following purposes at such times and under such conditions as shall be recommended by budget to the City Council by the Iowa City Downtown District Board of Directors as described in Item 5 below:
- a. Services, including but not limited to, development and management of activities in support of business retention and attraction, marketing, advertising, business support services, establishment and promotion of special events, festivals, and activities, and a contingency reserve fund for extraordinary expenses.
 - b. Physical or other improvements designed to enhance the image and appearance of the District, including, but not limited to enhanced cleaning, lighting Improvements, decorative enhancements, signage and campaign banners, landscaping, and public or private art.
 - c. To employ an Executive Director and staff who shall work for the Board of Directors to manage the work of the Iowa City Downtown District and to fulfill the intent of this Petition and Ordinance establishing the Self-Supporting Municipal Improvement District.
5. It is the intent of this Petition that the City of Iowa City enter into an operating agreement with the Iowa City Downtown District Board of Directors (hereinafter referred to as the "Board"). All SSMID levy monies shall be appropriated to the Board for the management and operation of the District. From time to time, the City of Iowa City may provide additional revenue to the Board for the purposes of the management and operation of the District.
- a. The Board shall remain as a 501 (c)(6) non-profit organization with composition of up to 24 members on its Board of Directors with

2025 SEP 10 PM 3:59
CITY CLERK
IOWA CITY, IOWA
FILED

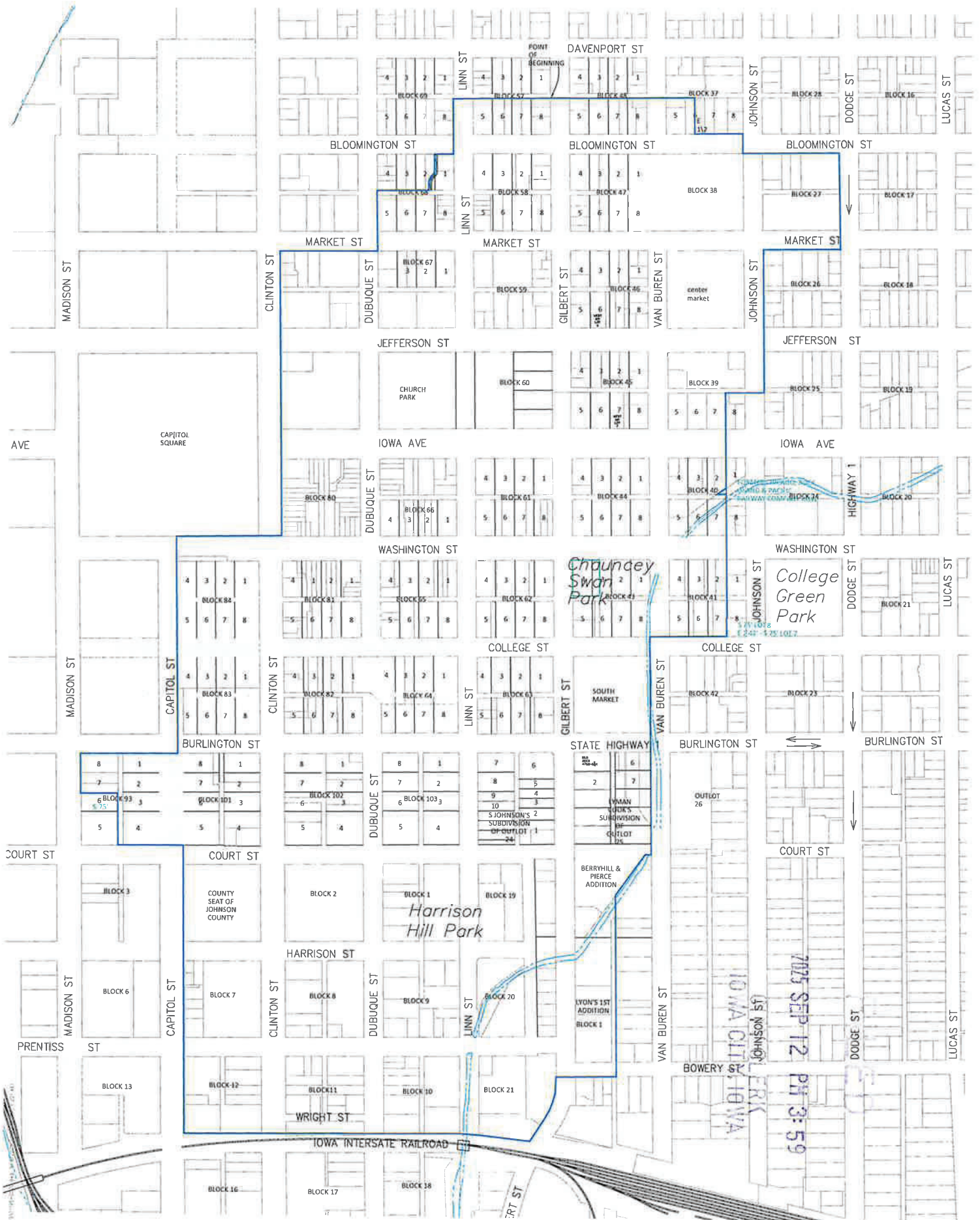
bylaws and organizational documents that are in compliance with state and federal law. There shall be an Advisory Board for the District and the Advisory Board shall report, as required, to the City Council of Iowa City as requested, and no less than annually for budgetary approval.

- b. The Advisory Board contemplated in a future operating agreement with the City is made up of the Downtown District Board President, Vice-President, Treasurer, Secretary, and Past-President. Any board seats designated by an assessed value or square footage requirement shall be determined based on the assessed value or square footage as of that tax year. Nonvoting board membership may consist of stakeholders of the district, including other community and economic development organizations, nonprofit service providers, and municipal representatives.

6. The District is located within the boundaries of Tax Increment Finance (TIF) Districts which have been created by the City. Notwithstanding that fact, it is the intent of this Petition that the City shall reimburse the District for any SSMID levy captured against TIF properties within the District. To accomplish this, it is the intent of this Petition that an amount of funds which would have been derived from the annual SSMID levy of the Operation Tax against TIF properties within the District, if the District were not located within such TIF Districts, shall be made available annually for the services, improvements, and activities set out in this Petition., and that the City should take all actions necessary to accomplish this purpose, including, if necessary, allocation to these services, improvements and activities of a portion of the incremental property taxes which are attributable to properties within the District. These allocations may be from the SSMID levy or other sources. It is the intent of this Petition that nothing in this paragraph prevents both the District and City to agree that all or portion of the SSMID levy captured against TIF properties within the District shall be maintained by the City and not reimbursed to the District for the benefit of both parties. Such agreement should be formalized and approved by the District Board and City Manager.

FILED
2025 SEP 12 PM 3:59
CITY CLERK
IOWA CITY, IOWA

Exhibit A



**PROPOSED SSMID AREA
(2025)**

BEGINNING AT THE WEST RIGHT-OF-WAY LINE OF GILBERT STREET WHERE IT INTERSECTS THE SOUTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 57, ORIGINAL TOWN OF IOWA CITY, IOWA;

THENCE WEST ALONG THE SOUTH LINE OF SAID PLATTED ALLEY AND ITS WESTERLY EXTENSION TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LINN STREET;

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LINN STREET AND ITS SOUTHERLY EXTENSION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BLOOMINGTON STREET TO THE NORTHWEST CORNER OF SAID AUDITOR'S PARCEL 2012099 AS RECORDED IN PLAT BOOK 57 AT PAGE 120 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL 2012099, TO THE SOUTHWEST CORNER OF SAID AUDITOR'S PARCEL 2012099, AND A POINT ON THE NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 68, ORIGINAL TOWN OF IOWA CITY;

THENCE WEST ALONG SAID NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 68, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DUBUQUE STREET;

THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF DUBUQUE STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARKET STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARKET STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CLINTON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF CLINTON STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION, AND SAID EAST RIGHT-OF-WAY LINE OF CAPITOL STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BURLINGTON STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BURLINGTON STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF THE SOUTH 75 FEET OF LOT 6, OF BLOCK 93, ORIGINAL TOWN OF IOWA CITY;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 75 FEET OF LOT 6, BLOCK 93, TO ITS INTERSECTION WITH THE WEST LINE OF THE PLATTED NORTH-SOUTH ALLEY IN BLOCK 93, ORIGINAL TOWN OF IOWA CITY;

THENCE SOUTH ALONG SAID WEST LINE OF THE PLATTED NORTH-SOUTH ALLEY IN BLOCK 93, TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF COURT STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF COURT STREET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF GILBERT STREET;

THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF GILBERT STREET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF BOWERY STREET;

FILED
2025 SEP 12 PM 3:59
IOWA CITY, IOWA
CLERK

THENCE EAST ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE OF BOWERY STREET TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE PLATTED NORTH SOUTH ALLEY IN BLOCK 1 OF LYON'S 1ST ADDITION;

THENCE NORTH ALONG SAID SOUTHERLY PROJECTION, EAST LINE OF SAID PLATTED NORTH SOUTH ALLEY AND THE EAST LINE OF THE NORTH SOUTH PLATTED ALLEY IN BLOCK 1 OF BERRYHILL & PIERCE ADDITION TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PARCEL OF LAND, AS DESCRIBED IN BOOK 4771 AT PAGES 112-116 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE;

THENCE NORTHERLY ALONG SAID SOUTH LINE OF SAID DESCRIBED PARCEL;

THENCE EAST ALONG SAID SOUTH LINE OF SAID DESCRIBED PARCEL TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF VAN BUREN STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF VAN BUREN STREET, TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF COLLEGE STREET.

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF COLLEGE STREET TO THE SOUTHWEST CORNER OF THE EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, TO THE NORTHWEST CORNER OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41;

THENCE EAST ALONG THE NORTH LINE OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, TO THE SOUTHWEST CORNER OF THE NORTH 75 FEET OF LOT 8, BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID NORTH 75 FEET OF LOT 8, BLOCK 41, AND NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK 41, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 8, OF BLOCK 40, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, BLOCK 40, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO ITS INTERSECTION WITH THE NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN SAID BLOCK 40;

THENCE WEST ALONG SAID NORTH LINE OF THE PLATTED EAST-WEST ALLEY, TO ITS INTERSECTION WITH THE NORTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY COMPANY RIGHT-OF-WAY;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY COMPANY RIGHT-OF-WAY, TO ITS INTERSECTION WITH THE WEST LINE OF LOT 1, BLOCK 40, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG SAID WEST LINE OF LOT 1, BLOCK 40, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 39, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, BLOCK 39, TO THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 39;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 39, AND ITS EASTERLY EXTENSION, TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF JOHNSON STREET;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY OF JOHNSON STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARKET STREET;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARKET STREET, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF DODGE STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF DODGE STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF JOHNSON STREET;

FILED
7025 SEP 10 PM 3:59
IOWA CITY, IOWA

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF JOHNSON STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET, TO THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 6, BLOCK 37, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF OF LOT 6, BLOCK 37, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PLATTED EAST-WEST ALLEY, IN SAID BLOCK 37;

THENCE WEST ALONG SAID SOUTH LINE OF THE PLATED EAST WEST ALLEY OF SAID BLOCK 37, THE WESTERLY PROJECTION THEREOF, THE SOUTH LINE OF THE PLATTED EAST WEST ALLEY IN BLOCK 48, ORIGINAL TOWN OF IOWA CITY, AND THE WESTERLY PROJECTION THEREOF TO THE POINT OF BEGINNING.

PREPARED BY MMS CONSULTANTS, INC.
PROJECT 11195-002
06-09-2025

FILED
2025 SEP 12 PM 3:59
CITY CLERK
IOWA CITY, IOWA

Notice of Public Hearing

NOTICE OF PUBLIC HEARING BY CITY COUNCIL OF THE CITY OF IOWA CITY, IOWA, TO CONSIDER A PETITION TO RE-ESTABLISH A SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT WITHIN THE CITY OF IOWA CITY, IOWA

The City Council of the City of Iowa City, Iowa will hold a public hearing at its meeting on November 18, 2025 which commences at 6:00 P.M. in the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, or if said meeting is cancelled, at the next meeting of the City Council thereafter as posted by the City Clerk to consider establishment of a Self-Supported Municipal Improvement District within the city limits.

Pursuant to Chapter 386 of the Code of Iowa, herein "Act," a Petition has been filed with the City Council requesting that the City re-establish a Self-Supported Municipal Improvement District (SSMID) as contemplated by Chapter 386 of the Code. This Petition requests that the current SSMID established by Ordinance of the City Council in 2015 be extended for a period of ten (10) years with an expanded area and sets forth maximum tax rates to be imposed and levied on property within the District.

The name of the proposed District shall be the "Iowa City Downtown Self-Supported Municipal Improvement District." The District is overseen by, and commonly known as, the Iowa City Downtown District (ICDD).

The legal description of the property to be included in the proposed Iowa City Downtown SSMID is set forth below:

BEGINNING AT THE WEST RIGHT-OF-WAY LINE OF GILBERT STREET WHERE IT INTERSECTS THE SOUTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 57, ORIGINAL TOWN OF IOWA CITY, IOWA;

THENCE WEST ALONG THE SOUTH LINE OF SAID PLATTED ALLEY AND ITS WESTERLY EXTENSION TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LINN STREET;

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LINN STREET AND ITS SOUTHERLY EXTENSION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BLOOMINGTON STREET TO THE NORTHWEST CORNER OF AUDITOR'S PARCEL 2012099 AS RECORDED IN PLAT BOOK 57 AT PAGE 120 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL 2012099, TO THE SOUTHWEST CORNER OF SAID AUDITOR'S PARCEL 2012099, AND A POINT ON THE NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 68,

ORIGINAL TOWN OF IOWA CITY;

THENCE WEST ALONG SAID NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 68, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DUBUQUE STREET;

THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF DUBUQUE STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARKET STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARKET STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CLINTON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF CLINTON STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION, AND SAID EAST RIGHT-OF-WAY LINE OF CAPITOL STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BURLINGTON STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BURLINGTON STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF THE SOUTH 75 FEET OF LOT 6, OF BLOCK 93, ORIGINAL TOWN OF IOWA CITY;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 75 FEET OF LOT 6, BLOCK 93, TO ITS INTERSECTION WITH THE WEST LINE OF THE PLATTED NORTH-SOUTH ALLEY IN BLOCK 93, ORIGINAL TOWN OF IOWA CITY;

THENCE SOUTH ALONG SAID WEST LINE OF THE PLATTED NORTH-SOUTH ALLEY IN BLOCK 93, TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF COURT STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF COURT STREET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF CAPITOL STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE IOWA

INTERSTATE RAILROAD TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF GILBERT STREET;

THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF GILBERT STREET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF BOWERY STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE OF BOWERY STREET TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE PLATTED NORTH SOUTH ALLEY IN BLOCK 1 OF LYON'S 1ST ADDITION;

THENCE NORTH ALONG SAID SOUTHERLY PROJECTION, EAST LINE OF SAID PLATTED NORTH SOUTH ALLEY AND THE EAST LINE OF THE NORTH SOUTH PLATTED ALLEY IN BLOCK 1 OF BERRYHILL & PIERCE ADDITION TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PARCEL OF LAND, AS DESCRIBED IN BOOK 4771 AT PAGES 112-116 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE;

THENCE NORTHERLY ALONG SAID SOUTH LINE OF SAID DESCRIBED PARCEL;

THENCE EAST ALONG SAID SOUTH LINE OF SAID DESCRIBED PARCEL TO ITS INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF VAN BUREN STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF VAN BUREN STREET, TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF COLLEGE STREET.

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF COLLEGE STREET TO THE SOUTHWEST CORNER OF THE EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, TO THE NORTHWEST CORNER OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41;

THENCE EAST ALONG THE NORTH LINE OF SAID EAST 2.42 FEET OF THE SOUTH 75 FEET OF LOT 7, OF BLOCK 41, TO THE SOUTHWEST CORNER OF THE NORTH 75 FEET OF LOT 8, BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID NORTH 75 FEET OF LOT 8, BLOCK 41, AND NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 41, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK 41, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 8, OF BLOCK 40, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, BLOCK 40, AND THE

NORTHERLY EXTENSION OF SAID WEST LINE, TO ITS INTERSECTION WITH THE NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN SAID BLOCK 40;

THENCE WEST ALONG SAID NORTH LINE OF THE PLATTED EAST-WEST ALLEY, TO ITS INTERSECTION WITH THE NORTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY COMPANY RIGHT-OF-WAY;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY COMPANY RIGHT-OF-WAY, TO ITS INTERSECTION WITH THE WEST LINE OF LOT 1, BLOCK 40, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG SAID WEST LINE OF LOT 1, BLOCK 40, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 39, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, BLOCK 39, TO THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 39;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 39, AND ITS EASTERLY EXTENSION, TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF JOHNSON STREET;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY OF JOHNSON STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT- OF-WAY LINE OF MARKET STREET;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARKET STREET, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF DODGE STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF DODGE STREET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF JOHNSON STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF JOHNSON STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BLOOMINGTON STREET, TO THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 6, BLOCK 37, ORIGINAL TOWN OF IOWA CITY;

THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF OF LOT 6, BLOCK 37, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PLATTED EAST-WEST ALLEY, IN SAID BLOCK 37;

THENCE WEST ALONG SAID SOUTH LINE OF THE PLATED EAST WEST ALLEY OF

SAID BLOCK 37, THE WESTERLY PROJECTION THEREOF, THE SOUTH LINE OF THE PLATTED EAST WEST ALLEY IN BLOCK 48, ORIGINAL TOWN OF IOWA CITY, AND THE WESTERLY PROJECTION THEREOF TO THE POINT OF BEGINNING.

The purposes of the proposed Iowa City Downtown SSMID shall be the undertaking of actions authorized by the Act and include development and management of activities in support of business retention and attraction, marketing, advertising, business support services, establishment and promotion of special events, festivals, and activities, making of physical or other improvements designed to enhance the image and appearance of the District, and the employment of an Executive Director and staff to manage the work of the District. The petition expresses the intent that the City will continue the type and extent of governmental services currently provided and that the work of the Iowa City Downtown SSMID will provide new and enhanced services.

The maximum rate of tax which is requested to be imposed and to be levied annually against property in the District (excluding property assessed as residential property) shall not exceed a rate of two dollars and fifty cents (\$2.50) per one thousand dollars (\$1,000) taxable value for the period of July 1, 2026 through June 30, 2033; and a rate of two dollars and seventy five cents (\$2.75) per one thousand dollars (\$1,000) taxable value for the period of July 1, 2033 through June 30, 2036. The proposed levy is in addition to all other taxes and will be distributed to the operation fund established by the SSMID Ordinance.

Copies of the Petition, proposed boundary map, and Ordinance are on file for public examination in the office of the City Clerk, City Hall, 410 E. Washington Street, Iowa City, Iowa. Any person or organization desired to be heard shall be afforded an opportunity to be heard at the public hearing.

The City Clerk is hereby authorized and directed to publish notice of the public hearing in a newspaper published at least once weekly and having a general circulation in the City, not less than four (4) nor more than twenty (20) days before said hearing.

s/Kellie K. Grace

City Clerk, Iowa City, Iowa



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Resolution setting a public hearing on November 3, 2025 on project manual and estimate of cost for the construction of the Terrell Mill Roller Park Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Prepared By: Timothy Schmadeke – Civil Engineer
Reviewed By: Jason Havel – City Engineer
Juli Seydell Johnson – Parks & Recreation Director
Ron Knoche – Public Works Director
Geoff Fruin – City Manager
Fiscal Impact: \$1,750,000 available in the Terrell Mill Skate Park
Redevelopment Project account #R4372.
Staff Recommendation: Approval
Commission Recommendations: Parks and Recreation Commission reviewed plans and recommended moving forward with project.
Attachments: [Resolution](#)

Executive Summary:

This agenda item begins the bidding process for the Terrell Mill Roller Park Project. This project generally includes site preparation, removals, earthwork, erosion control, drainage, asphalt paving, concrete paving, shelter installation, site furnishing installation, skatepark equipment installation, planting, native seeding, and turf seeding restoration.

Background / Analysis:

The existing skate park is nearing an age where replacement is necessary for it to continue to draw skaters, as well as for improved maintenance and safety. The project will replace the aging skate park with a new skate park as well as introduce a new bicycle pump track. The addition of a bicycle pump track is expected to bring even more users to the facility. New paths will also be included for improved use access. Public input meetings and an on-line survey were conducted in January and February 2024 to gather user input. A \$250,000 Federal Land and Water Conservation Fund grant was secured for this project. Release of the Federal funds delayed the final design and bidding process.

Set Public Hearing: October 21, 2025
Hold Public Hearing: November 3, 2025
Bid Letting: December 2, 2025
Award Date: December 9, 2025
Construction: March 2026 to November 2026

Resolution No. _____

Resolution setting a public hearing on November 3, 2025 on project manual and estimate of cost for the construction of the Terrell Mill Roller Park Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Whereas, funds for this project are available in the Terrell Mill Skate Park Redevelopment account #R4372.

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

1. A public hearing on the project manual and estimate of cost for the construction of the above-mentioned project is to be held on the 3rd day of November, 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.
2. The City Clerk is hereby authorized and directed to publish notice of the public hearing for the above-named project in a newspaper published at least once weekly and having a general circulation in the City, not less than four (4) nor more than twenty (20) days before said hearing.
3. A copy of the project manual and estimate of cost for the construction of the above-named project is hereby ordered placed on file by the City Engineer in the office of the City Clerk for public inspection.

Passed and approved this _____ day of _____, 20_____

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

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

Ayes:

Nays:

Absent:

Alter
Bergus
Harmsen
Moe
Salih
Teague
Weilein



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Establishment of a "No Parking Any Time" parking prohibition on the south side of Lower West Branch Road from Kenneth Drive to Brentwood Drive.

Prepared By:	Madelyn Stoen, Associate Transportation Planner
Reviewed By:	Kent Ralston, Transportation Planner Tracy Hightshoe, Neighborhood and Development Services Director
Fiscal Impact:	No impact
Staff Recommendation:	Approval
Commission Recommendations:	N/A

Executive Summary:

As directed by Title 9, Chapter 1, Section 3B of the City Code, this is to advise the City Council of the following action:

Pursuant to Section 9-1-3A (10); Establish a "No Parking Any Time" parking prohibition on the south side of Lower West Branch Road from Kenneth Drive to Brentwood Drive.

Background / Analysis:

This action is being taken to establish a consistent parking prohibition along Lower West Branch Road between North Scott Boulevard and Brentwood Drive. There are no homes fronting Lower West Branch Road in the impacted area and the change is therefore anticipated to have little to no affect on adjacent households.



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

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). (Second Consideration)

Attachments: [Final Memo with Attachments_REZ25-0013](#)
[PZ 9.3.25 minutes](#)
[Ordinance](#)



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: 

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

ATTACHMENT 1

Draft Zoning Code Floodplain Management Standards Text Amendments

14-8B-5: FLOODPLAIN DEVELOPMENT PERMIT:

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

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

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

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

3. Location and dimensions of all structures.

34. Indication of the use or occupancy for which the proposed work is intended.

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

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

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

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

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

ARTICLE J. FLOODPLAIN MANAGEMENT STANDARDS

SECTION:

14-5J-1: Purpose

14-5J-2: Applicability And Interpretation

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

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

14-5J-5: Enforcement

14-5J-6: Floodplain Development Permit

14-5J-7: General Floodplain Management Standards

14-5J-8: Special Floodway Provisions

14-5J-9: Variances

14-5J-10: Amendments

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

14-5J-1: PURPOSE:

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

- A. Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.
- B. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood or that cause excessive increases in flood heights or velocities.
- C. Require that uses vulnerable to floods, including public utilities that serve such uses, be protected against flood damage.
- D. Assure that eligibility is maintained for property owners to purchase flood insurance through the national flood insurance program. (~~Ord. 10-4414, 11-16-2010~~)

14-5J-2: APPLICABILITY AND INTERPRETATION:

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

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

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

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

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

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

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

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

B. Legislative Findings:

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

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

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

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

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

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

comply with the applicable regulations contained in ~~e~~Chapter 4, ~~a~~Article E, "Nonconforming Situations", of this title. (~~Ord. 10-4414, 11-16-2010~~)

14-5J-5: ENFORCEMENT:

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

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

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

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

43. 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.

24. Notify adjacent communities or counties and the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources, or its assignee, prior to any proposed alteration or relocation of a watercourse, and submit evidence of such notifications to the Federal Emergency Management Agency.

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

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

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

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

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

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

(2) Alteration to the floodway boundary.

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

c. Development relocates or alters the channel.

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

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

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

14-5J-6: FLOODPLAIN DEVELOPMENT PERMIT:

A. Permit Required: A floodplain development permit, issued by the building official, must be obtained prior to initiation of any development on a parcel of land within a flood hazard area according to the applicable review and approval procedures contained in ~~e~~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 ~~n~~Natural ~~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.

AC. General Construction Requirements: All ~~structures-development~~ shall be:

1. ~~Adequately Designed and adequately~~ anchored to prevent flotation, collapse or lateral movement of the structure; and
2. Constructed with materials and utility equipment resistant to flood damage; and
3. Constructed by methods and practices that minimize flood damage.

BD. Class 1 Critical Facilities:

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

2. Class 1 critical facilities must be located with a means of vehicular access that will remain passable during occurrence of the 0.2% flood event.

CE. Residential Buildings:

1. All new or substantially improved residential structures must have the lowest floor ~~of the original structure and any lateral addition, including basement,~~ elevated a minimum of one foot (1') above the flood hazard elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot (1') above the flood hazard elevation and extend at such elevation at least eighteen feet (18') beyond the limits of any structure erected thereon.

2. Where existing topography, street grades, or other factors preclude elevating by fill, alternate methods of elevating, such as piers, may be allowed, subject to approval by the building official. In such a case, a licensed professional shall certify that the methods used will be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

3. All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the building official determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

DE. Nonresidential and Mixed Use Buildings:

1. All new or substantially improved nonresidential ~~buildings structures~~ must have the lowest floor ~~of the original structure and any lateral addition, including basement,~~ elevated a minimum of one foot (1') above the flood hazard elevation or, together with attendant utility and sanitary systems, be floodproofed to such a level.

2. All new and substantially improved mixed-use structures must be designed with all residential uses, including dwelling units, located a minimum of one foot (1') above the flood hazard elevation. Commercial use areas must meet the requirements for non-residential structures in paragraph 14-5J-7D-1. Lobbies that provide access to both residential and commercial portions may be floodproofed in accordance with paragraph 14-5J-7D-3, provided that there is at least one separate access to residential areas of the structure. When separate access to residential areas is located less than one foot (1') above the flood hazard elevation and is enclosed by walls, the walls must comply with the requirements for openings in 14-5J-7E-1.

23. When floodproofing is utilized, a professional engineer registered in the state shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the flood hazard, and that the structure below the flood hazard elevation is watertight with walls substantially impermeable to the passage of water. Such certification must also indicate the specific elevation, in relation to national geodetic vertical datum, to which any structures are floodproofed. A record of this certification will be retained in the office of the building official. must submit a Non-Residential Floodproofing Certificate, a Flood Emergency Operation Plan, and an Inspection and Maintenance Plan to be retained in the office of the building official.

a. The Non-Residential Floodproofing Certificate shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and

uplift forces and other factors associated with the flood hazard, and that the structure below the flood hazard elevation is watertight with walls substantially impermeable to the passage of water. Such certification must also indicate the specific elevation, in relation to North American Vertical Datum 1988, to which any structures are floodproofed.

b. Components of the Flood Emergency Operating Plan (FEOP) will include procedural details when the floodproofing requires human intervention such as the installation of flood gates or flood shields. The FEOP will ensure that the floodproofing components will operate properly under all conditions, including power failures.

c. The Inspection and Maintenance Plan will ensure that all components will operate properly under flood conditions by describing inspection and maintenance activities, including inspection intervals and repair requirements.

EG. All New And Substantially Improved Structures:

1. Fully enclosed areas below the "lowest floor" that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer to meet or exceed the following minimum approval criteria:

a. There must be a minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The openings shall not be located on the same wall.

b. The openings shall be located on exterior walls such that the 1% flood elevation, ~~or shallow flood elevation,~~ is above the bottom of the opening, and in all cases the bottom of all openings shall be no higher than one foot (1') above grade.

c. Openings shall permit the automatic entry and exit of floodwaters.

2. New and substantially improved structures must be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

3. New and substantially improved structures ~~must be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities elevated or floodproofed to one foot (1') above the flood hazard elevation.~~ shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case of non-residential structures, optionally floodproofed) to a minimum of one foot (1') above the flood hazard elevation.

4. New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation or designed to be watertight and withstand inundation to such a level.

FH. Manufactured Housing: ~~Manufactured~~ All new and substantially improved manufactured housing, including those placed in existing manufactured housing parks, planned developments, or subdivisions, must be:

1. Anchored to resist flotation, collapse or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the City Building Code.

2. Elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one foot (1') above the flood hazard elevation.

GJ. Utility And Sanitary Systems:

1. All new or replacement on site water supply or sewage waste disposal systems must be located or designed to avoid impairment to the system or contamination from the system during flooding.

2. New or replacement water supply systems and sanitary sewage systems must be designed to minimize or eliminate infiltration of floodwaters into the system. Water supply facilities and sanitary sewage systems (other than onsite systems) must be provided with a level of protection equal to or greater than one foot (1') above the flood hazard elevation.

3. Utilities, such as gas or electrical systems, must be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damage or impaired systems.

4. On-site waste disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

HJ. Storage Of Flammable, Explosive Or Injurious Materials: Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one foot (1') above the flood hazard elevation. Other material and equipment must either be similarly elevated or:

1. Not be subject to major flood damage and be anchored to prevent movement due to floodwaters; or

2. Be readily removable from the area within the time available after flood warning.

IK. Flood Control Structural Works: Flood control structural works, including, but not limited to, levees and flood walls, must provide, at a minimum, protection from a 0.2% flood event with a minimum of three feet (3') of design freeboard and must provide for adequate interior drainage. In addition, flood control structural works must be approved by the Iowa ~~e~~D~~e~~partment of ~~n~~N~~a~~tural ~~r~~R~~e~~sources or its assignee.

~~JL. Inhibiting Floodways And Drainage Facilities: No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or other drainage facility or system. Watercourse Alterations Or Relocations: Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Iowa Department of Natural Resources.~~

KM. Subdivisions:

1. Subdivisions and planned developments, including manufactured housing parks and subdivisions, must be designed to minimize flood damage and must have adequate drainage provided to reduce exposure to flood damage, and must meet the applicable performance standards established by the ~~e~~C~~i~~ty ~~e~~E~~n~~gineer. Development associated with subdivision

proposals (including the installation of public utilities) shall meet the applicable performance standards of this ~~a~~Article. Any subdivision, planned development, or manufactured housing park intended for residential development must provide all lots with a means of vehicular access that will remain passable during occurrence of the ~~40.2%~~ annual chance flood event.

2. Proposals for subdivisions shall include the flood hazard elevation data for those areas located within flood hazard areas.

~~LN~~. Residential Accessory Structures: The exemption of detached garages, sheds and similar structures from the general floodplain management for residential buildings may result in increased premium rates for insurance coverage of the structure and contents; however, said detached garages, sheds and similar accessory type structures are exempt from the general floodplain management for residential buildings when all of the following conditions exist:

~~1.~~ The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than one foot (1') above the flood hazard elevation must be constructed of flood-resistant materials.

~~42.~~ The structure is not used for human habitation.

~~23.~~ The structure is designed so as to have low flood damage potential. The structure shall be used solely for low flood damage potential purpose such as vehicle parking and limited storage.

~~34.~~ The structure is constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.

~~45.~~ The structure is firmly anchored to ~~prevent flotation, which may result in damage to other structures.~~ resist flotation, collapse and lateral movement.

~~56.~~ The service facilities for the structure, such as electrical and heating equipment, are elevated or floodproofed to at least one foot (1') above the flood hazard elevation.

~~87.~~ Openings shall permit the automatic entry and exit of floodwaters. The structure's walls include openings that satisfy the provisions of 14-5J-7E-1.

~~MQ~~. 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 ~~b~~Board of ~~a~~Adjustment may authorize, upon request, in specific cases, such variances from the terms of this ~~a~~Article that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ~~a~~Article will result in unnecessary and undue hardship. To ensure that the spirit of this title is observed and substantial justice done, no variance to the strict application of any provision of this ~~a~~Article shall be granted by the board unless the applicant demonstrates that all of the following approval criteria are met. In addition, the applicant must meet all the provisions and general approval criteria for variances as stated in ~~e~~Chapter 4, ~~a~~Article B, "Minor Modifications, Variances, Special Exceptions, And Provisional Uses", of this title, except subsection 14-4B-2A4 of this title. See Section 14-8C for the procedure to apply for a variance and Section 14-4B-2 for the standards to obtain a variance.

A. Approval Criteria:

1. No variance shall be granted for any development within the floodway that would result in any increase in flood elevation unless approved by the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources or its assignee.
2. Variances shall only be granted upon a showing of good and sufficient cause, and a determination that the granting of the variance will not result in increased flood elevation, additional threats to public safety, extraordinary public expense, create nuisances or cause fraud on or victimization of the public.
3. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
4. In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this ~~a~~Article, the applicant shall be notified, in writing, over the signature of the building official, that the issuance of a variance will likely result in increased premium rates for flood insurance.
5. All variances granted shall have the concurrence or approval of the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources or its assignee.

B. Factors For Consideration: When considering applications for variances, the ~~b~~Board of ~~a~~Adjustment will consider all relevant factors specified in other sections of this ~~a~~Article in addition to the following factors:

1. The danger to life and property due to increased flood elevation or velocities caused by encroachments.
2. The danger that materials may be swept on to other land or downstream to the injury of others.
3. The importance of the services provided by the proposed facility to the community, and the risk of losing said services during a flood event.

4. The risk assumed by emergency personnel if it is necessary to evacuate the use/structure during a flood event.

5. After consultation with the historic preservation commission, a determination of whether compliance with the floodplain regulations would result in a substantial alteration or destruction of defining architectural characteristics of landmark properties and properties located within historic or conservation districts.

6. Such other factors that are relevant to the purposes of this ~~a~~Article.

C. Conditions Of Approval: Upon consideration of the factors and approval criteria listed in this section, the ~~b~~Board of ~~a~~Adjustment may attach such conditions and safeguards to the granting of a variance as it deems necessary to fulfill the purposes and intent of the provisions of this ~~a~~Article. (~~Ord. 10-4414, 11-16-2010~~)

14-5J-10: AMENDMENTS:

The regulations and standards set forth in this ~~a~~Article may, from time to time, be amended, supplemented, changed or repealed. No amendment, supplement, change or modification shall be undertaken without prior approval of the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources or its assignee. (~~Ord. 10-4414, 11-16-2010~~)

14-5J-11: WARNING AND DISCLAIMER OF LIABILITY:

The degree of flood protection required by this ~~a~~Article is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by humanmade or natural causes, such as ice jams and bridge openings restricted by debris. This ~~a~~Article does not imply that areas outside the regulated areas will be free from flooding or flood damages. This ~~a~~Article does not imply that uses permitted within the regulated areas will be free from flooding or flood damages. This ~~a~~Article shall not create liability on the part of Iowa City or any officer or employee thereof for any flood damages that result from reliance on this ~~a~~Article or any administrative decision lawfully made hereunder. (~~Ord. 10-4414, 11-16-2010~~)

14-9F-1: DEFINITIONS:

As used in ~~e~~Chapter 5, ~~a~~Article J, "Floodplain Management Standards", of this title, the following definitions shall apply. The general definitions contained in ~~a~~Article A of this ~~e~~Chapter shall apply to all terms used in ~~e~~Chapter 5, ~~a~~Article J of this title that are not defined in this section.

~~APPURTENANT STRUCUTRE: A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.~~

BASEMENT: Any enclosed area of a building that has its floor or lowest level below ground level (subgrade) on all sides (see definition of Lowest Floor).

~~BASE FLOOD: The flood having one (1) percent chance of being equaled or exceeded in a given year. (Also commonly referred to as the "100-year flood").~~

BASE FLOOD ELEVATION (BFE): The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.

CLASS 1 CRITICAL FACILITIES: Facilities that must remain accessible during the 0.2% flood event because they are the base of operations for emergency responders, are particularly difficult to evacuate during a flood event, or facilities that provide services essential to the life, health, and safety of the community. Class 1 critical facilities include police and fire stations, emergency medical centers, communication centers, hospitals, jails, nursing homes, and other residential uses for persons with limited mobility and/or dependency upon life sustaining medical equipment.

CRITICAL FACILITIES: Structures that store public records; museums and libraries; schools; and other buildings that store rare and/or valuable items and information that sustain the history and public records of a community. These structures are not expected to remain accessible or functioning during a flood event, though in many instances their functions must resume as soon as possible after a flood event. Critical facilities also include public infrastructure such as water distribution and wastewater treatment facilities, which are expected to remain functioning during a flood event although they may be temporarily inaccessible or accessible only by watercraft during a flood event.

DEVELOPMENT: Any humanmade change to improved or unimproved real estate, including, but not limited to, the placement of manufactured housing, buildings or other structures, mining, dredging, streambank erosion control measures, storage of equipment or materials, filling, grading, paving, excavation or drilling operations. ~~Development is considered to commence with either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory built home on a foundation. Development does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.~~

ENCLOSED AREA BELOW LOWEST FLOOR: The floor of the lowest enclosed area in a structure when all the following criteria are met:

A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of 14-5J-7E-1.

B. The enclosed area is unfinished (not carpeted, drywalled, etc.), and used solely for low damage potential uses such as building access, parking or storage, and

C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one foot (1') above the base flood elevation.

D. The enclosed area is not a basement.

EXISTING CONSTRUCTION: Any structure for which the "start of construction" commenced before May 2, 1977.

EXISTING MANUFACTURED HOUSING PARK OR SUBDIVISION: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before May 2, 1977.

EXPANSION OF EXISTING MANUFACTURED HOUSING PARK OR SUBDIVISION: The preparation of additional sites by the construction of facilities for servicing the lots on which the

manufactured homes are to be affixed, including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

FLOOD: A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

FLOOD CONTROL STRUCTURAL WORKS: Barriers or storage areas constructed to control floodwater, modify or redirect a channel.

FLOOD ELEVATION: The elevation which floodwaters would reach at a particular site during the occurrence of a specific frequency flood. For instance, the 1% flood elevation is the elevation of floodwaters with a one percent (1%) likelihood of occurring in any given year. The 0.2% flood elevation is the elevation of floodwaters with a two-tenths percent (0.2%) likelihood of occurring in any given year. In areas of shallow flooding, there is a one percent (1%) or greater annual chance of flooding to an elevation specified on the flood insurance rate map.

FLOOD EVENT:

500-Year Flood Event: A flood, the magnitude of which has a two-tenths percent (0.2%) chance of being equaled or exceeded in any given year or which, on the average, will be equaled or exceeded at least once every five hundred (500) years.

100-Year Flood Event: A flood, the magnitude of which has a one percent (1%) chance of being equaled or exceeded in any given year or which, on the average, will be equaled or exceeded at least once every one hundred (100) years.

1% Annual Chance Flood Event: The predicted level of flooding with a one percent (1%) chance of being equaled or exceeded in any given year (formerly known as the 100-year flood event).

0.2% Annual Chance Flood Event: The predicted level of flooding with a two-tenths percent (0.2%) chance of being equaled or exceeded in any given year (formerly known as the 500-year flood event).

FLOOD HAZARD AREA: Land ~~that is shaded and~~ areas that are subject to flooding that are identified on the Flood Insurance Rate Map as "A", "AE", "X" or ., on the flood insurance rate map, and "X-shaded".

FLOOD HAZARD ELEVATION: ~~In AE zones, the elevation of the 0.2% flood as profiled in the flood insurance study for Johnson County, Iowa. In areas of shallow flooding, the elevation of the flood as illustrated on the flood insurance rate map.~~

A. In zones labeled "AE" and "X-shaded", the elevation of the 0.2% annual chance flood event as provided by the Flood Insurance Study for Johnson County, Iowa.

B. In zones labeled "A", the elevation of the 0.2% annual chance flood event as determined by the Iowa Department of Natural Resources.

FLOOD INSURANCE RATE MAP (FIRM): The official map prepared as part of (but published separately from) the flood insurance study which delineates both the flood hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS): ~~A study initiated, funded and published by the federal insurance administration for the purpose of evaluating, in detail, the existence and severity of~~

flood hazards, providing the city with the necessary information for adopting a floodplain management program and establishing actuarial flood insurance rates. A report published by FEMA for a community issued along with the community's Flood Insurance Rate Map(s) that performs an examination, evaluation and determination of flood hazards. The FIS report contains such background data as the base flood discharge and water surface elevations that were used to prepare the accompanying FIRM.

FLOODPLAIN: Any land area susceptible to being inundated by water as a result of a specific frequency flood. For instance, the 1% floodplain is the area of land that, in any given year, has a one percent (1%) likelihood of flooding. The 0.2% floodplain is the area of land that, in any given year, has a two-tenths percent (0.2%) likelihood of flooding. In areas of shallow flooding, there is a one percent (1%) or greater annual chance of flooding to a specified elevation, but a clearly defined channel does not exist, and the path of flooding is unpredictable.

FLOODPLAIN MANAGEMENT: An overall program of corrective and preventive measures for reducing flood damages and for promoting the wise use of floodplains, including, but not limited to, emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.

FLOODPROOFING: Any combination of structural and nonstructural additions, changes or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.

FLOODWAY: The channel of a river or stream and those portions of the floodplains adjoining the channel which are reasonably required to carry and discharge floodwaters or flood flows so that confinement of floodwaters to the floodway area will not ~~result in substantially higher flood elevation.~~ cumulatively increase the water surface elevation of the base flood (1% annual chance) by more than one foot (1').

so that confinement of floodwaters to the floodway area will not result in substantially higher flood elevation.

FLOODWAY FRINGE: Those portions of the ~~floodplain, other than the floodway, which can be filled, leveed or otherwise obstructed without causing substantially higher flood elevations.~~ Flood Hazard Area that are located outside the floodway.

HAZARDOUS MATERIALS: Combustible materials, and flammable liquids, and chemicals—whether stored aboveground or underground. These include but are not limited to cryogenic fuels, class I and class II liquids, liquified petroleum gas, and other substances regulated by the international fire code, as amended.

HIGHEST ADJACENT GRADE: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE: Any structure that is:

A. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,

D. Individually listed on a local inventory of historic places in communities with historic preservation programs (note Iowa City has such a program) that have been certified by either i) an approved state program as determined by the Secretary of the Interior (note State of Iowa has an approved program) or ii) directly by the Secretary of the Interior in states without approved programs.

LOWEST FLOOR: The floor of the lowest enclosed area in a building structure, including a basement, except when ~~all the following criteria are met: the criteria listed in the definition of Enclosed Area Below Lowest Floor are met.~~

~~A. The enclosed area is designed to flood to equalize hydrostatic pressure during floods with walls or openings that satisfy the provisions of subsection 14-5J-7E of this title; and~~

~~B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses, such as building access, parking or storage; and~~

~~C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one foot (1') above the flood hazard elevation; and~~

~~D. The floor is not below grade on all sides.~~

MANUFACTURED HOUSING: Any structure designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation on a building site. For the purposes of ~~e~~Chapter 5, ~~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 of Iowa City
410 East Washington Street
Iowa City, IA 52240

Community Name: City of Iowa 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 of FEMA, Region 7, in Kansas City, Missouri at (816) 283-7004 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,

◆ #. -6.... ""

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate

Enclosure:
Final SOMA

cc: Community Map Repository
Anne Russett, Senior Planner, City of Iowa City

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

PRELIMINARY

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

Ordinance No. _____

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).

Whereas, the City has been a participating member in the National Flood Insurance Program (NFIP) since 1977; and

Whereas, the City's continued participation in the NFIP allows flood insurance eligibility for community members and continued Community Rating System (CRS) program participation; and

Whereas, the City is ranked at Class 6 in the CRS program and has achieved this class by implementing flood damage reduction, flood warning and response, flood mapping and regulation, and public information activities that exceed NFIP's minimum standards resulting in a 20% discount for community members on federally backed flood insurance; and

Whereas, the City received a formal notice from the Federal Emergency Management Agency (FEMA) on June 26, 2025 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 by the effective date of the Flood Insurance Rates Maps (FIRM); and

Whereas, the proposed amendments adopt the FIRM and the Flood Insurance Study (FIS) submitted to the City by FEMA on June 26, 2025, ensure the City's continued participation in the NFIP, and support sound floodplain management practices across the community; and

Whereas, the Iowa City Comprehensive Plan includes a land use goal that encourages compact, efficient development through a City strategy that guides development away from sensitive environmental areas, such as floodplains and flood hazard areas; and

Whereas, the Iowa City Comprehensive Plan includes an environmental goal that works to protect and enhance our watersheds, floodplains, wetlands, and greenways; and

Whereas, the Planning and Zoning Commission reviewed the zoning code amendments set forth below at the September 3, 2025 meeting and recommended approval by a vote of 4-0 (Miller, Elliott, Beining absent).

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

Section I. Amendments. The Code of Ordinances of the City of Iowa City, Iowa is hereby amended as follows:

A. Amend 14-5J-1: Purpose, by adding the following underlined text and deleting the following text with a strikethrough:

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~~)

B. Amend 14-5J-2: Applicability And Interpretation, by adding the following underlined text and deleting the following text with a strikethrough:

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

~~B. Rules for Interpretation of Flood Hazard Boundaries: The boundaries of the flood hazard areas shall be determined by scaling distances on the official Flood Insurance Rate Map. Where uncertainty exists with respect to the precise location of the base flood elevation at the particular site in question and when an interpretation is needed as to the exact location of a boundary, the building official shall make the necessary interpretation. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the building official in the enforcement or administration of this Article.~~

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

~~GD.~~ 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.

C. Amend 14-5J-3: Legal Authority And Findings Of Fact, by adding the following underlined text and deleting the following text with a strikethrough:

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

B. Legislative Findings:

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

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

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

D. Amend 14-5J-4: Compliance with Provisions; Nonconforming Situations, by adding the following underlined text and deleting the following text with a strikethrough:

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

B. If a structure that is not in compliance with the provisions of this ~~a~~Article lawfully existed prior to May 2, 1977, and has existed continuously without abandonment since that time, then improvements may be made to the structure, notwithstanding the provisions of this ~~a~~Article, provided such improvements do not constitute a substantial improvement as defined in ~~e~~Chapter 9, ~~a~~Article F, "Floodplain Management Definitions", of this title. However, structures, uses, or development that are nonconforming with regard to other provisions of this title must comply with the applicable regulations contained in ~~e~~Chapter 4, ~~a~~Article E, "Nonconforming Situations", of this title. (~~Ord. 10-4414, 11-16-2010~~)

E. Amend 14-5J-5: Enforcement, by adding the following underlined text and deleting the following text with a strikethrough:

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

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

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

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

43. 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.

24. Notify adjacent communities or counties and the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources, or its assignee, prior to any proposed alteration or relocation of a watercourse. ~~and submit evidence of such notifications to the Federal Emergency Management Agency.~~

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

6. Submit to the Federal Insurance Administrator an annual report concerning 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 Iowa City's boundaries.

8. Maintain the accuracy of 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.

F. Amend 14-5J-6: Floodplain Development Permit, by adding the following underlined text and deleting the following text with a strikethrough:

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 ~~e~~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 ~~n~~Natural ~~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. Action on Permit Application: The building official shall, within a reasonable period of time, make a determination as to whether the proposed floodplain development meets the applicable standards of this Article and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons, therefore. The building official shall not issue permits for variances except as directed by the Board of Adjustment.

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

G. Amend 14-5J-7: General Floodplain Management Standards, by adding the following underlined text and deleting the following text with a strikethrough:

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

~~AC.~~ General Construction Requirements: All ~~structures development~~ shall be:

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

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

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

~~BD.~~ Class 1 Critical Facilities:

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

2. Class 1 critical facilities must be located with a means of vehicular access that will remain passable during occurrence of the 0.2% flood event.

~~CE.~~ Residential Buildings:

1. All new or substantially improved residential structures must have the lowest floor ~~of the original structure and any lateral addition, including basement,~~ elevated a minimum of one foot (1') above the flood hazard elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot (1') above the flood hazard elevation and extend at such elevation at least eighteen feet (18') beyond the limits of any structure erected thereon.

2. Where existing topography, street grades, or other factors preclude elevating by fill, alternate methods of elevating, such as piers, may be allowed, subject to approval by the building official. In such a case, a licensed professional shall certify that the methods used will be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

3. All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the building official determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

DE. Nonresidential and Mixed Use Buildings:

1. All new or substantially improved nonresidential ~~buildings structures~~ must have the lowest floor ~~of the original structure and any lateral addition, including basement,~~ elevated a minimum of one foot (1') above the flood hazard elevation or, together with attendant utility and sanitary systems, be floodproofed to such a level.

2. All new and substantially improved mixed-use structures must be designed with all residential uses, including dwelling units, located a minimum of one foot (1') above the flood hazard elevation. Commercial use areas must meet the requirements for non-residential structures in paragraph 14-5J-7D-1. Lobbies that provide access to both residential and commercial portions may be floodproofed in accordance with paragraph 14-5J-7D-3, provided that there is at least one separate access to residential areas of the structure. When separate access to residential areas is located less than one foot (1') above the flood hazard elevation and is enclosed by walls, the walls must comply with the requirements for openings in 14-5J-7E-1.

23. When floodproofing is utilized, a professional engineer registered in the state shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the flood hazard, and that the structure below the flood hazard elevation is watertight with walls substantially impermeable to the passage of water. Such certification must also indicate the specific elevation, in relation to national geodetic vertical datum, to which any structures are floodproofed. A record of this certification will be retained in the office of the building official. must submit a Non-Residential Floodproofing Certificate, a Flood Emergency Operation Plan, and an Inspection and Maintenance Plan to be retained in the office of the building official.

a. The Non-Residential Floodproofing Certificate shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the flood hazard, and that the structure below the flood hazard elevation is watertight with walls substantially impermeable to the passage of water. Such certification must also indicate the specific elevation, in relation to North American Vertical Datum 1988, to which any structures are floodproofed.

b. Components of the Flood Emergency Operating Plan (FEOP) will include procedural details when the floodproofing requires human intervention such as the installation of flood gates or flood shields. The FEOP will ensure that the floodproofing components will operate properly under all conditions, including power failures.

c. The Inspection and Maintenance Plan will ensure that all components will operate properly under flood conditions by describing inspection and maintenance activities, including inspection intervals and repair requirements.

EG. All New And Substantially Improved Structures:

1. Fully enclosed areas below the "lowest floor" that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer to meet or exceed the following minimum approval criteria:

a. There must be a minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The openings shall not be located on the same wall.

b. The openings shall be located on exterior walls such that the 1% flood elevation, or shallow flood elevation, is above the bottom of the opening, and in all cases the bottom of all openings shall be no higher than one foot (1') above grade.

c. Openings shall permit the automatic entry and exit of floodwaters.

2. New and substantially improved structures must be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

3. New and substantially improved structures ~~must be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities elevated or floodproofed to one foot (1') above the flood hazard elevation.~~ shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case of non-residential structures, optionally floodproofed) to a minimum of one foot (1') above the flood hazard elevation.

FH. Manufactured Housing: ~~Manufactured~~ All new and substantially improved manufactured housing, including those placed in existing manufactured housing parks, planned developments, or subdivisions, must be:

1. Anchored to resist flotation, collapse or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the City Building Code.

2. Elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one foot (1') above the flood hazard elevation.

GI. Utility And Sanitary Systems:

1. All new or replacement on site water supply or sewage waste disposal systems must be located or designed to avoid impairment to the system or contamination from the system during flooding.

2. New or replacement water supply systems and sanitary sewage systems must be designed to minimize or eliminate infiltration of floodwaters into the system. Water supply facilities and sanitary sewage systems (other than onsite systems) must be provided with a level of protection equal to or greater than one foot (1') above the flood hazard elevation.

3. Utilities, such as gas or electrical systems, must be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damage or impaired systems.

4. On-site waste disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

~~HJ~~. Storage Of Flammable, Explosive Or Injurious Materials: Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one foot (1') above the flood hazard elevation. Other material and equipment must either be similarly elevated or:

1. Not be subject to major flood damage and be anchored to prevent movement due to floodwaters; or

2. Be readily removable from the area within the time available after flood warning.

~~IK~~. 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.

~~JL~~. ~~Inhibiting Floodways And Drainage Facilities: No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or other drainage facility or system. Watercourse Alterations Or Relocations: Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Iowa Department of Natural Resources.~~

~~KM~~. Subdivisions:

1. Subdivisions and planned developments, including manufactured housing parks and subdivisions, must be designed to minimize flood damage and must have adequate drainage provided to reduce exposure to flood damage, and must meet the applicable performance standards established by the ~~e~~City ~~e~~Engineer. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this ~~a~~Article. Any subdivision, planned development, or manufactured housing park intended for residential development must provide all lots with a means of vehicular access that will remain passable during occurrence of the 10.2% annual chance flood event.

2. Proposals for subdivisions shall include the flood hazard elevation data for those areas located within flood hazard areas.

~~LN~~. Residential Accessory Structures: The exemption of detached garages, sheds and similar structures from the general floodplain management for residential buildings may result in increased premium rates for insurance coverage of the structure and contents; however, said detached garages, sheds and similar accessory type structures are exempt from the general floodplain management for residential buildings when all of the following conditions exist:

1. The structure shall be designed to have low flood damage potential. It 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.

42. The structure is not used for human habitation.

23. The structure is designed so as to have low flood damage potential. The structure shall be used solely for low flood damage potential purpose such as vehicle parking and limited storage.

34. The structure is constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.

45. The structure is firmly anchored to ~~prevent flotation, which may result in damage to other structures.~~ resist floatation, collapse and lateral movement.

56. The service facilities for the structure, such as electrical and heating equipment, are elevated or floodproofed to at least one foot (1') above the flood hazard elevation.

87. Openings shall permit the automatic entry and exit of floodwaters. The structure's walls include openings that satisfy the provisions of 14-5J-7E-1.

MO. Recreational Vehicles:

1. Recreational vehicles are exempt from the requirements of subsection F of this section regarding anchoring and elevation of manufactured homes when the following criteria are satisfied:

a. The recreational vehicle shall be located on the site for less than one hundred eighty (180) consecutive days; and

b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

2. Recreational vehicles that are located on the site for more than one hundred eighty (180) consecutive days or are not ready for highway use must satisfy requirements of subsection F of this section regarding anchoring and elevation of manufactured homes. (~~Ord. 10-4414, 11-16-2010~~)

P. Pipeline River And Stream Crossings: Pipeline river and stream crossings must be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.

H. Amend 14-5J-8: Special Floodway Provisions, by adding the following underlined text and deleting the following text with a strikethrough:

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.~~

I. **Amend 14-5J-9: Variances, by adding the following underlined text and deleting the following text with a strikethrough:**

The ~~b~~Board of ~~a~~Adjustment may authorize, upon request, in specific cases, such variances from the terms of this ~~a~~Article that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ~~a~~Article will result in unnecessary and undue hardship. To ensure that the spirit of this title is observed and substantial justice done, no variance to the strict application of any provision of this ~~a~~Article shall be granted by the board unless the applicant demonstrates that all of the following approval criteria are met. In addition, the applicant must meet all the provisions and general approval criteria for variances as stated

in ~~e~~Chapter 4, ~~a~~Article B, "Minor Modifications, Variances, Special Exceptions, And Provisional Uses", of this title, except subsection 14-4B-2A4 of this title. See Section 14-8C for the procedure to apply for a variance and Section 14-4B-2 for the standards to obtain a variance.

A. Approval Criteria:

1. No variance shall be granted for any development within the floodway that would result in any increase in flood elevation unless approved by the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources or its assignee.

2. Variances shall only be granted upon a showing of good and sufficient cause, and a determination that the granting of the variance will not result in increased flood elevation, additional threats to public safety, extraordinary public expense, create nuisances or cause fraud on or victimization of the public.

3. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

4. In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this ~~a~~Article, the applicant shall be notified, in writing, over the signature of the building official, that the issuance of a variance will likely result in increased premium rates for flood insurance.

5. All variances granted shall have the concurrence or approval of the Iowa ~~d~~Department of ~~n~~Natural ~~r~~Resources or its assignee.

B. Factors For Consideration: When considering applications for variances, the ~~b~~Board of ~~a~~Adjustment will consider all relevant factors specified in other sections of this ~~a~~Article in addition to the following factors:

1. The danger to life and property due to increased flood elevation or velocities caused by encroachments.

2. The danger that materials may be swept on to other land or downstream to the injury of others.

3. The importance of the services provided by the proposed facility to the community, and the risk of losing said services during a flood event.

4. The risk assumed by emergency personnel if it is necessary to evacuate the use/structure during a flood event.

5. After consultation with the historic preservation commission, a determination of whether compliance with the floodplain regulations would result in a substantial alteration or destruction of defining architectural characteristics of landmark properties and properties located within historic or conservation districts.

6. Such other factors that are relevant to the purposes of this ~~a~~Article.

C. Conditions Of Approval: Upon consideration of the factors and approval criteria listed in this section, the ~~b~~Board of ~~a~~Adjustment may attach such conditions and safeguards to the granting of a variance as it deems necessary to fulfill the purposes and intent of the provisions of this ~~a~~Article. ~~(Ord. 10-4414, 11-16-2010)~~

J. Amend 14-5J-10: Amendments, by adding the following underlined text and deleting the following text with a strikethrough:

The regulations and standards set forth in this aArticle 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 ~~dDepartment of nNatural rResources~~ or its assignee. (~~Ord. 10-4414, 11-16-2010~~)

K. Amend 14-5J-11: Warning and Disclaimer of Liability, by adding the following underlined text and deleting the following text with a strikethrough:

The degree of flood protection required by this aArticle 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 aArticle does not imply that areas outside the regulated areas will be free from flooding or flood damages. This aArticle does not imply that uses permitted within the regulated areas will be free from flooding or flood damages. This aArticle 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 aArticle or any administrative decision lawfully made hereunder. (~~Ord. 10-4414, 11-16-2010~~)

L. Amend 14-8B-5: Floodplain Development Permit, by adding the following underlined text and deleting the following text with a strikethrough:

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

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

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

3. Location and dimensions of all structures.

~~34.~~ Indication of the use or occupancy for which the proposed work is intended.

~~45.~~ Elevation of the ~~flood hazard event base flood and 0.2% annual chance flood event~~. Where flood elevation data is not provided in the flood insurance study, the applicant shall contact the Iowa ~~dDepartment of nNatural rResources~~ to obtain such data.

~~56.~~ Elevation (in relation to ~~national geodetic vertical datum~~ North American Vertical Datum 1988) of the lowest floor, including basement, of buildings structures or of the level to which a building is to be floodproofed.

~~67.~~ For buildings structures being improved or rebuilt, the estimated cost of improvements and market value of the building structure prior to the improvements.

~~78.~~ Such other information as the ~~administrator~~ building official deems reasonably necessary for the purpose of determining compliance with the requirements of ~~eChapter 5, aArticle 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 ~~eChapter 5, aArticle J,~~ "Floodplain Management Standards", of this title, and shall approve or

disapprove, in writing, the application. For disapprovals, the applicant will be informed, in writing, of the specific reasons why the application was disapproved. The building official shall not issue permits for variances, except as approved by the ~~b~~Board of ~~a~~Adjustment according to the approval criteria for such variances set forth in ~~e~~Chapter 5, ~~a~~Article J of this title. (~~Ord. 10-4414, 11-16-2010~~)

M. Amend 14-9F-1: Definitions, by adding the following underlined text and deleting the following text with a strikethrough:

As used in ~~e~~Chapter 5, ~~a~~Article J, "Floodplain Management Standards", of this title, the following definitions shall apply. The general definitions contained in ~~a~~Article A of this ~~e~~Chapter shall apply to all terms used in ~~e~~Chapter 5, ~~a~~Article J of this title that are not defined in this section.

APPURTENANT STRUCUTRE: A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

BASEMENT: Any enclosed area of a building that has its floor or lowest level below ground level (subgrade) on all sides (see definition of Lowest Floor).

BASE FLOOD: The following 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:

A. 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.

B. 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.

C. 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).

D. 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').~~

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. Special Flood Hazard Area that are located outside the floodway.~~

HAZARDOUS MATERIALS: ~~Combustible materials, and flammable liquids, and chemicals—whether stored aboveground or underground. These include but are not limited to cryogenic fuels, class I and class II liquids, liquified petroleum gas, and other substances regulated by the international fire code, as amended.~~

HIGHEST ADJACENT GRADE: ~~The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.~~

HISTORIC STRUCTURE: ~~Any structure that is:~~

~~A. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;~~

~~B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;~~

~~C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,~~

~~D. Individually listed on a local inventory of historic places in communities with historic preservation programs (note Iowa City has such a program) that have been certified by either i) an approved state program as determined by the Secretary of the Interior (note State of Iowa has an approved program) or ii) directly by the Secretary of the Interior in states without approved programs.~~

LOWEST FLOOR: ~~The floor of the lowest enclosed area in a building structure, including a basement, except when all the following criteria are met: the criteria listed in the definition of Enclosed Area Below Lowest Floor are met.~~

~~A. The enclosed area is designed to flood to equalize hydrostatic pressure during floods with walls or openings that satisfy the provisions of subsection 14-5J-7E of this title; and~~

~~B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses, such as building access, parking or storage; and~~

~~C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one foot (1') above the flood hazard elevation; and~~

~~D. The floor is not below grade on all sides.~~

MANUFACTURED HOUSING: Any structure designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation on a building site. For the purposes of ~~e~~aChapter 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 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-habitation) 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 a 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.

Section II. Repealer. All ordinances and parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

Section III. Severability. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof no adjudged invalid or unconstitutional.

Section IV. Effective Date. This Ordinance shall be effective December 26, 2025.

Passed and approved this _____ day of _____, 2025.

Mayor

Attest: _____
City Clerk

Approved by



City Attorney's Office
(Alexandra Bright – 10/02/2025)

First Consideration: October 7, 2025

Vote for passage:

AYES: Alter, Bergus, Moe, Salih, Teague, Weilein

NAYS: None

ABSENT: Harmsen

Second Consideration: _____

Vote for passage:

AYES: _____

NAYS: _____

ABSENT: _____

Pass and Adopt:

It was moved by _____, and seconded by _____, that the ordinance as read be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	
_____	_____	_____	Alter
_____	_____	_____	Bergus
_____	_____	_____	Harmsen
_____	_____	_____	Moe
_____	_____	_____	Salih
_____	_____	_____	Teague
_____	_____	_____	Weilein

Date published: _____



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Ordinance amending Titles 15, 16, and 18 of the City Code to adopt and incorporate the SUDAS Design Manual and Specifications, General Supplemental Design Standards and Specifications, and City of Iowa City Design Supplement and Specifications.

Prepared By:	Joe Welter, Senior Engineer Alexandra Bright, Asst. City Attorney
Reviewed By:	Ron Knoche, Public Works Director Jason Havel, City Engineer Eric Goers, City Attorney Geoff Fruin, City Manager
Fiscal Impact:	N/A
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Ordinance

Executive Summary:

This is an ordinance amending Titles 15, 16, and 18 of the City Code to adopt and incorporate the SUDAS Design Manual and Specifications, General Supplemental Design Standards and Specifications, and City of Iowa City Design Supplement and Specifications. State law requires a public hearing when adopting a statewide code. A copy of the proposed ordinance and the SUDAS manual are available in the City Clerk's office.

Background / Analysis:

The City of Iowa City currently uses the Statewide Urban Design and Specifications (SUDAS) Standard Specifications, General Supplemental Specifications, and the City of Iowa City Supplemental Specifications as specifications for all public improvement projects, adopted by resolution on May 15, 2018. The City desires to align its design standards with the specifications and currently accepted practices in the engineering industry across the state by adopting the SUDAS Design Manual, General Supplemental Design Standards, and City of Iowa City Design Supplement as the City's new design standards for use in all public improvement projects and construction within the right-of-way, as well as any extraterritorial areas required to be built to City standards pursuant to any fringe area agreement.

Ordinance No. _____

An ordinance amending Titles 15, 16, and 18 of the City Code to adopt and incorporate the SUDAS Design Manual and Specifications, General Supplemental Design Standards and Specifications, and City of Iowa City Design Supplement and Specifications

Whereas, the City currently uses the Iowa City Interim Municipal Design Standards for the design of public improvements, adopted in March 1996; and

Whereas, the City currently uses the Statewide Urban Design and Specifications (SUDAS) Standard Specifications, General Supplemental Specifications, and the City of Iowa City Supplemental Specifications as specifications for all public improvement projects, adopted by resolution on May 15, 2018; and

Whereas, the City now desires to align its design standards with the specifications and currently accepted practices in the engineering industry across the state by adopting the SUDAS Design Manual (2024 Edition), General Supplemental Design Standards, and City of Iowa City Design Supplement as the City's new design standards for use in all public improvement projects and construction within the right-of-way, as well as any extraterritorial areas required to be built to City standards pursuant to any fringe area agreement; and

Whereas, the City also desires to amend Title 16 to codify the specifications; and

Whereas, these new design standards and specifications necessitate amendments to other provisions of the Code of Ordinances to incorporate necessary cross references and eliminate conflicting provisions, as well as eliminate duplicative definitions; and

Whereas, Staff has reviewed the SUDAS Design Manual and prepared the City of Iowa City Design Supplement; and

Whereas, the SUDAS Board of Directors periodically approves general supplemental design standards and specifications in response to innovations and changes in construction technologies, methods, and materials, which are then annually incorporated into its Design Manual and Specifications; and

Whereas, Staff recommends amendments to Title 15 "Land Subdivisions", Title 16 "Public Works", and Title 18 "Site Plan Review" of the City Code to adopt, incorporate and align the code with these design standards and specifications.

Now, therefore, be it ordained by the City Council of the City of Iowa City, Iowa that the Iowa City Code of Ordinances shall be amended as follows:

Section 1. Delete Table 15-1 Standards for Street Rights-of-Way.

Section 2. Delete Section 15-3-12 Specifications; Section 16-1A-4 Prohibited Surface Materials in Certain Areas; Section 16-3G-7 Dry and Wet Bottom Storm Water Management Facilities, and indicate such sections are reserved.

Section 3. Amend Sections 16-1G-3; 16-2A-4; 16-2A-5; 16-3C-2; 16-3C-10; 16-3E-6; and 16-3G-9 by replacing “director of public works, or designee,” “director or designee,” “director of public works,” and “public works director” with “Director.”

Section 4. Amend the following sections of Title 15 “Land Subdivisions” by inserting the underlined words and deleting those stricken through, renumbering remaining provisions as necessary:

a. 15-1-8(A) Modifications of Requirements, paragraph (1):

Upon recommendation of the Planning and Zoning Commission or on its own motion, the City Council may vary, modify or waive the requirements of chapter 3, “Subdivision Design Standards Provisions and Required Public Improvements”, of this title, provided one of the following qualifying circumstances are met:

b. 15-2-2 Preliminary Plat, B. Plat Specifications and Accompanying Information:

e. Contours at ~~five~~ two foot (25') intervals or less.

c. 15-2-3 Final Plat, A. Submission Required, paragraph 2:

d. Construction plans according to the Design Standards set forth in Title 16, Chapter 4. ~~specifications of the city engineer.~~

d. 15-2-3 Final Plat, C. Accompanying Documents:

6. Construction Plans: A complete set of construction plans for all public improvements, meeting Design Standards set forth in Title 16, Chapter 4 ~~city specifications~~, must be submitted to the city engineer's office.

e. 15-3: Subdivision Design Standards Provisions and Required Public Improvements, Section 1: General Requirements:

A. Design of the subdivision shall comply with ~~the standards of~~ this chapter, provide for the orderly growth and development of the city, demonstrate consistency with the Iowa City comprehensive plan and any specific adopted district plans, and take into consideration the natural features of the site and patterns of adjacent development.

C. “Public improvements”, as defined in this title, shall be constructed and installed according to the Specifications and Design Standards set forth in Title 16, Chapter 4. ~~established by the city. Copies of said standards are on file in the office of the city engineer. (Ord. 08-4313, 8-26-2008)~~ If the infrastructure and/or grading cannot be designed to comply with these standards, a new preliminary plat may be required at the discretion of the city.

D. Construction plans and specifications, including plans for subdivision erosion control measures, shall be submitted to and approved by the city engineer for approval prior to construction.

E. Prior to acceptance of public improvements, record of construction drawings must be submitted to the city engineer in hard copy and digital form.

f. 15-3-2: Streets and Circulation:

A. Connectivity of Streets, Sidewalks, And Trails: Subdivisions shall provide for continuation and extension of arterial, collector and local streets, sidewalks and trails in accordance with the following standards:

C. Street Types:

1. ~~Table 15-1, "Standards For Street Rights Of Way", of this section provides a summary of various street types. The information in this table is intended to provide guidance for the design of the street network within a subdivision,~~ Public street rights-of-way shall be designed and constructed in accordance with the Specifications and Design Standards set forth in Title 16, Chapter 4, except for those subdivisions regulated by Article 14-2H (Form- Based Zones And Standards). When designing a subdivision, street types should be chosen based on the intended function of the street and anticipated level of traffic. The city will review the proposed streets and determine the appropriate street type based on the factors set forth in this section.

E. ~~Measurements and Construction Standards:~~

1. All right of way improvements must be designed and constructed according with the ~~design and construction standards established by the city. Said standards are on file in the office of the city engineer.~~ Specifications and Design Standards set forth in Title 16, Chapter 4.

2. ~~All street widths shall be measured back of curb to back of curb.~~

~~23. The minimum outside radius of the pavement of cul-de-sac bulbs and loop streets is thirty nine feet (39'). A center median is required at the center of the cul-de-sac bulb with a minimum radius of eleven feet (11'). For loop streets a median is also required with a minimum width of thirty feet (30'). In residential areas, center medians for cul-de-sacs and loop streets are required to be landscaped to at least the S1 standard as described in title 14, chapter 5, article F, "Screening and Buffering Standards", of this code. The subdivider's agreement shall designate and set forth procedures for property owners or a homeowners' association to maintain the landscaped area within the center median of loop streets and cul-de-sacs. Said instrument shall provide that if said services are not provided as required therein, the city shall have the right to perform said services, and the cost thereof shall be a lien and charge against all of the subject lots.~~

F. ~~Street Intersections:~~

~~1. A maximum of four (4) legs are allowed at any one intersection.~~

~~2. The distance between street intersections must be at least one hundred twenty five feet (125') centerline to centerline.~~

~~3. Intersections of street centerlines shall be between eighty degrees (80°) and one hundred degrees (100°).~~

~~4. Corner lots abutting on an arterial or collector street shall have a minimum radius of fifteen feet (15') at the intersection.~~

~~5. Dead end streets and alleys are not permitted except at subdivision boundaries abutting undeveloped areas. In such cases a temporary fire apparatus~~

~~accommodating turnaround may be required and, if required, must be constructed to city specifications.~~

K. Cost Sharing For Street Upgrades:

1. At the discretion of the City, subdivisions may be approved that access existing public streets that do not meet ~~the city standards~~ Specifications and Design Standards set forth in Title 16, Chapter 4 ("city standards"), provided the subdivider contributes toward the future reconstruction cost of bringing the segment of the subject street that abuts the subject property to City standards. When determining whether such an approval will be granted, the City will evaluate the street based on factors such as roadway surface, sight distance, anticipated traffic levels, and pedestrian/bicycle facilities. If the City permits a development to access a street that does not meet City standards, the subdivider shall contribute to the cost as follows:

g. 15-3-3 Sidewalks, Trails and Pedestrian Connections:

Public sidewalks, trails, and pedestrian connections shall be constructed in the public right of way according to the following ~~standards~~:

A. Sidewalks, trails, and pedestrian connections shall be constructed according to ~~city standards. Said standards are on file in the office of the city engineer.~~ to the Specifications and Design Standards set forth in Title 16, Chapter 4.

~~B. Five foot (5') wide concrete sidewalks must be constructed along both sides of all local and collector streets, except for connections to existing sidewalks as provided in subsection D of this section. For low volume and loop streets, as described in table 15-1 of section 15-3-2 of this chapter, the required sidewalk width may be reduced to four feet (4').~~

~~C. Along arterial streets, a five foot (5') sidewalk is required on one side of the street and an eight foot (8') sidewalk on the other side, except as allowed in subsection D of this section. The city will determine on which side of the street the eight foot (8') sidewalk will be placed. When an eight ten foot (108') sidewalk is required, the city, at its discretion, will either pay for the excess pavement required for the developer to install an eight ten foot (108') sidewalk rather than a five foot (5') sidewalk, or collect the estimated cost of the five foot (5') sidewalk from the developer and apply said cost to construction of an eight ten foot (108') sidewalk by the city. Any payment of excess pavement costs by the city shall be pursuant to state law.~~

~~D. In cases where the proposed sidewalk provides a connection between existing sidewalks that are less than the required width, the proposed sidewalk may be constructed to match the width of the adjacent sidewalks. However, this modification is not allowed in cases where one end of the proposed sidewalk will provide a connection to future sidewalks for new development. In such a case, the sidewalk should be tapered to provide a transition between differing sidewalk widths. The city will determine where along the street the transition should occur.~~

~~E. All sidewalks and trails must connect to other sidewalks and trails within the development and to the property line to provide for their extension to adjacent properties~~

G. In residential subdivisions, blocks longer than six hundred feet (600') must have midblock pedestrian connections between adjacent streets, unless said connection is deemed to be unnecessary and is waived by the city. At the time of subdivision, these connections must be platted as minimum fifteen foot (15') wide easements; if the connecting sidewalk is greater than five feet (5') in width, the easement must be at least twenty feet (20') wide. ~~Within this easement a sidewalk must be constructed to city standards that is equal in width to the sidewalks to which it provides a connection. If the midblock sidewalk connects to sidewalks of two (2) different widths, the midblock sidewalk must be equal in width to the wider sidewalk.~~ The area and sidewalk within the pedestrian easement must be maintained by adjacent property owners according to the subdivider's easement agreement in a manner similar to maintenance requirements for public sidewalks.

h. 15-3-14 Off-site ~~Costs for~~ Public Improvements:

B. Off-site public improvements shall be designed and constructed according to the Specifications and Design Standards set forth in Title 16, Chapter 4. ~~plans and specifications approved by the city engineer~~ and shall be of sufficient size and capacity to serve the full area capable of being served by the type of improvement so that the City will not be required to construct parallel or duplicate facilities. If said infrastructure is greater in size than that needed to service the subdivision itself, the City, at its discretion, may share in the expense thereof. When ~~such cost sharing shall be according to the procedure set forth by the city manager is required, the City, at its discretion, will either pay for the excess costs required for the developer to install the larger infrastructure or collect the estimated cost from the developer and apply said cost to construction of the larger infrastructure by the City.~~ Any payment of excess costs by the City shall be pursuant to state law.

Section 5. Amend the following sections of Title 16 "Public Works" by inserting the underlined words and deleting those stricken through, renumbering remaining provisions as necessary:

a. 16-1A-1 Definitions

DIRECTOR: Director of Public Works, or designee, ~~department of public works.~~

b. 16-1A-2: Protection of Public Right-of-Way Generally:

The ~~Director of public works~~ shall be responsible for construction, management and maintenance of public right of way.

c. 16-1A-5: Debris on Public Right-of-Way:

C. Summary Removal By City: In addition to the provisions of this section, whenever, in the judgment of the Director of public works or the police chief, an emergency exists creating a health or safety hazard which requires immediate removal of debris from the public right of way, the City may remove the debris and assess the removal cost against the property from which the debris was removed, for collection in the same manner as a property tax, as provided by state law.

d. 16-1C-3: Construction and Repair:

A. Sidewalks must be constructed, reconstructed and repaired in accordance with the Specifications and Design Standards set forth in Title 16, Chapter 4. ~~Iowa City municipal design standards, as amended.~~

e. 16-1D-1: Definitions:

~~CITY: The city of Iowa City.~~

~~DIRECTOR: The city manager of the city or designee.~~

~~SPECIFICATIONS: The latest editions of "Standard Specifications For Highway And Bridge Construction", as amended, Iowa department of transportation, Ames, Iowa.~~

~~UTILITY: Any public utility regulated by the Iowa Utilities Board commerce commission or its successor and/or persons holding a franchise or other agreement with the city or other entities.~~

f. 16-1D-7: Backfilling:

~~A. Backfilling Under Or Near Within Two Feet Of Paved Surfaces: The Trenches for all substructures under or near paved surfaces and traveled ways or within two feet (2') of paved surfaces shall be backfilled as required by the Design Standards set forth in Title 16, Chapter 4, design standards established by the city, as approved by resolution of the city council.~~

~~B. Backfilling Of Unpaved Areas And Parkways: Excavated soil from unpaved and untraveled ways shall be carefully deposited and satisfactorily tamped in uniform layers to minimize settlement placed in accordance with the Specifications and Design Standards set forth in Title 16, Chapter 4.~~

g. 16-1D-8: Repairs of Surfaces:

~~The type of resurfacing required for any excavation shall be in accordance with the Specifications and Design Standards set forth in Title 16, Chapter 4. The Public Works Director may specify the type of resurfacing required for any excavation. (1978 Code §31-30; amd. 1994 Code)~~

h. 16-3A-2: DEFINITIONS

As used in this ~~article~~ Chapter, the following definitions shall apply:

~~PERSON: Shall include an individual person, user, responsible party, entity, business, firm, corporation, association, partnership, venture, governmental body or agency or any combination thereof or any agent, representative or fiduciary thereof.~~

~~SOLID WASTE: Includes unwanted or discarded waste material in a solid or semisolid state, including, but not limited to, garbage, ashes, refuse, sludge, yard waste, appliances, construction wastes, residential, commercial and industrial wastes and waste being recycled. garbage, refuse, rubbish, and other similar discarded solid or semisolid materials, including but not limited to such materials resulting from industrial, commercial, agricultural, and domestic activities, as further defined in Iowa Code Section 455B.301 and Title 567 Iowa Administrative Code, Chapter 100.~~

i. 16-3A-3: MISCELLANEOUS PROVISIONS:

A. Connections:

1. Before the permanent improvements of any street, highway, avenue, alley, public ground or place whereon city utilities are located, provision for utility connection therefrom to the curb lines of adjacent property shall be made according to the Design Standards set forth in Title 16, Chapter 4. ~~of the city engineer,~~ including inspections. All buildings and properties used for, or intended to be used for, human occupancy and/or employment are required, at their expense, to install suitable connections with city utilities. Each separate building shall be provided with a separate connection to the city utility, except as otherwise provided in this chapter.

3. Construction materials for city utility connections shall be as set forth in the Design Standards set forth in Title 16, Chapter 4. ~~in the design standards established by the city engineer, as approved by resolution of the city council.~~

j. 16-3C-3: CONNECTION TO DISTRIBUTION WATER MAIN:

B. Service Lines:

2. New Lines: The size of all new service lines shall be as set forth in the Specifications and Design Standards set forth in Title 16, Chapter 4. ~~standards on file in the department of public works.~~

3. Separate Connections: There shall be separate service lines from the distribution water main to each building service. Such service lines shall be installed according to the Specifications and Design Standards set forth in Title 16, Chapter 4. ~~standards established by the city engineer.~~

k. 16-3C-4: WATER METERS:

A. Metered Water Required:

1. Requirements For Installation Of Water Meters:

a. All water furnished by the city shall be metered unless otherwise provided in this article. The owner shall provide a suitable location and plumbing system for the water meter. The owner shall be responsible for obtaining the meter from the city and also for the installation of each meter. On new construction, the water meter(s) shall be installed prior to or coincident with installation of plumbing fixtures. The water meter(s) shall be installed in accordance with the Specifications and Design Standards set forth in Title 16, Chapter 4. ~~standards established by the city engineer.~~

2. Requirements For Single Purpose Water Meters:

b. A single purpose water meter shall be installed according to the Specifications and Design Standards set forth in Title 16, Chapter 4. ~~standards.~~

l. 16-3C-6: FIRE PROTECTION:

A. All fire hydrants external to a building shall be installed and maintained according to Specifications and Design Standards set forth in Title 16, Chapter 4. ~~standards established by the city engineer and shall be maintained by the city according to standards established by the director.~~

m. 16-3D-2: DEFINITIONS:

~~CITY: The city of Iowa City, Iowa.~~

~~DIRECTOR: The city manager or designee.~~

~~MAY: Is permissive (see definition of Shall).~~

~~OWNER: Any recognized interest of ownership in real or personal property, including legal and equitable property interests.~~

~~PERSON: Shall include an individual person, user, responsible party, entity, business, firm, corporation, association, partnership, venture, governmental body or agency or any combination thereof or any agent, representative or fiduciary thereof.~~

~~SHALL: Is mandatory (see definition of May).~~

n. 16-3D-3: PRIVATE SEWAGE DISPOSAL SYSTEMS:

D. Design, Construction, Operation And Maintenance Of System: Design, construction, operation and maintenance of private sanitary sewer disposal systems shall comply with all requirements of the city, this Article, the Specifications and Design Standards set forth in Title 16, Chapter 4, the county board of health and the Iowa administrative code environmental protection division 567, chapter 69, as amended.

o. 16-3D-5: CONNECTION TO PUBLIC SANITARY SEWER REQUIRED; EXCEPTIONS:

B. A nonresidential development consisting of one or more buildings on one or more lots may, at the discretion of the Director, be served by a private sanitary sewer collection system, provided:

2. The private sewer collection system is constructed in accordance with Specifications and Design Standards set forth in Title 16, Chapter 4, Iowa City design standards for public improvements on file in the office of the department of public works; and

p. 16-3D-6: BUILDING SEWERS AND CONNECTIONS:

C. Specifications:

1. The size, slope, alignment, materials of construction of a building sewer and the methods to be used in excavating, placing of the pipe, jointing, testing and backfilling the trench shall all conform to the requirements of the building and plumbing codes Specifications and Design Standards set forth in Title 16, Chapter 4. ~~or other applicable rules and regulations of the city.~~

q. 16-3E-2: DEFINITIONS:

~~Definitions set forth in this chapter shall be applicable to this article. In addition, As used in this article, the following definitions shall apply:~~

~~CITY: The city of Iowa City, Iowa.~~

~~DIRECTOR: The city manager or designee.~~

~~MAY: Is permissive (see definition of Shall).~~

~~PERSON: Shall include an individual person, user, responsible party, entity, business, firm, corporation, association, partnership, venture, governmental body or agency or any combination thereof or any agent representative or fiduciary thereof.~~

~~SHALL: Is mandatory (see definition of May).~~

r. 16-3F-2: DEFINITIONS:

~~SHALL, MAY: "Shall" is mandatory; "may" is permissive.~~

s. 16-3G-2: DEFINITIONS:

~~DIRECTOR OF PUBLIC WORKS: The director of the department of public works or designee.~~

~~DRY BOTTOM STORM WATER MANAGEMENT FACILITY: A facility that is designed to be normally dry and which accumulates excess storm water only during periods when the restricted storm water runoff release rate is less than the storm water inflow rate.~~

~~LOW FLOW: The carrying capacity of storm sewers and/or natural drainageways.~~

~~NATURAL DRAINAGEWAY: Water which flows by gravity over a route formed on the earth's surface prior to development.~~

~~OWNER: Any recognized interest of ownership in real or personal property, including legal and equitable property interests.~~

~~PERSON: Shall include an individual person, user, responsible party, entity, business, firm, corporation, association, partnership, venture, governmental body or agency or any combination thereof or any agent, representative or fiduciary thereof.~~

~~POSITIVE GRAVITY OUTLET: A term used to describe the drainage of an area in a manner that will ensure complete removal of all surface water by means of natural gravity.~~

~~SAFE STORM WATER DRAINAGE CAPACITY: The rate of storm water runoff that can be transported within a channel, passage, conduit, tube, duct or combination thereof in such a manner that the elevation of the water does not rise sufficiently above the level of the adjacent ground surface so as to cause damage to structures or facilities located thereon.~~

~~STORM WATER RUNOFF: Water that results from precipitation not absorbed by soil or plant material.~~

~~STORM WATER RUNOFF RELEASE RATE: The rate at which storm water runoff is released from dominant to servient land.~~

~~STORM WATER STORAGE AREA: An area designated to temporarily accumulate excess storm water.~~

~~WATERSHED: The entire catchment area that contributes storm water runoff to a given point.~~

~~WET BOTTOM STORM WATER MANAGEMENT FACILITY: A facility that contains a body of water and which accumulates excess storm water during periods when the restricted storm water runoff release rate is less than the storm water inflow rate. (1978 Code §33-50.1; amd. 1994 Code)~~

t. 16-3G-3: SCOPE OF PROVISIONS:

~~Excluding the central business district and the area designated as the new south side neighborhood, this article shall apply to development which results in an aggregate gross area of three (3) acres or more of drainage from or to a single drainage area. This article shall apply to the requirements in the Specifications and Design Standards set forth in Title 16, Chapter 4, excluding areas deemed appropriate for exemption by the Public Works Director. The gross aggregate drainage area shall include streets and other dedicated lands.~~

u. 16-3G-5: REQUIREMENTS FOR CONSTRUCTION OF STORM WATER MANAGEMENT FACILITY:

~~A. Immediately after approval of a~~With the preliminary plat, preliminary OPDH plan, site review plan or building permit, whichever comes first, and in all cases before site work begins, the owner shall submit the following documents to the Director of public works for approval:

1. Plans and proposed methods for the prevention and control of soil erosion for the entire development (Storm Water Pollution Prevention Plan) prepared in accordance with the Iowa Department of Natural Resources National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 in effect at the time of development.
2. Plans, specifications and all calculations for the control of storm water runoff as required by ~~this article and any rules and regulations promulgated by the director~~the Project Drainage Report set forth in the SUDAS Design Manual.

v. 16-3G-6: REQUIREMENTS FOR DESIGN CONSTRUCTION:

~~A. All storm water management facilities shall be designed, constructed and maintained, according to the Specifications and Design Standards set forth in Title 16, Chapter 4. Storm Water Release Rate: The controlled release rate of storm water runoff shall not exceed the existing safe storm water drainage capacity of the downstream system and shall be as established in the design standards approved by resolution of the city council. Where a proposed development contains only a portion of a watershed, the storage requirements shall be based upon the proportion of the watershed being developed.~~

B. Excess Storm Water Passage:

~~—1. An excess storm water passage shall be provided for all storm water management facilities through the proposed facility and also through the proposed development from the upland watershed as established in the design standards approved by resolution of the city council.~~

2. No buildings or structures shall be constructed within such excess storm water passage; however, streets, parking lots, playgrounds, park areas, pedestrian walkways, utility easements and other open space uses shall be considered compatible uses. In the event such excess storm water passage is reshaped or its capacity to transport excess storm water otherwise restricted, the Director shall notify the agency or person causing such restriction to remove the same and set a reasonable time for its removal. If such person refuses or is unable to comply with such order, the Director shall cause such restrictions to be removed at the expense of such person.

~~3. Where a proposed development contains existing natural drainageways, appropriate land planning shall be undertaken to preserve such natural drainageways as part of the excess storm water passage.~~

~~C. Determination Of Storage Capacity: The volume of required storm water storage shall be calculated on the basis of the runoff from a 100-year flood event. Such calculation shall be made in accordance with methods approved by the director.~~

CD. Compensating Storage: In the event compensating storage is available, said storage may be provided at an alternative location as approved by the Director.

w. 16-3G-10: STORM WATER UTILITY:

B. Definitions: As used in this section, the following definitions shall apply:

CITY: ~~City of Iowa City.~~

DIRECTOR: ~~The public works director or designee.~~

x. 16-3G-11: ILLICIT DISCHARGE AND CONNECTION:

B. Definitions: For the purposes of this section, the following shall mean:

PERSON: ~~Any individual, association, organization, partnership, firm, corporation or other entity recognized by law and acting as either the owner or as the owner's agent.~~

y. 16-3H-2: DEFINITIONS: As used in this article, the following definitions shall apply:

DIRECTOR: ~~The city manager or designee.~~

OWNER: ~~Any person with a legal or an equitable ownership interest in real or personal property.~~

PERSON: ~~Includes an individual, entity, business, firm, corporation, association, partnership, venture or any combination thereof or any agent, representative or fiduciary thereof.~~

SOLID WASTE: ~~Unwanted or discarded waste materials in a solid or semisolid state, including, but not limited to, food waste, ashes, refuse, sludge, yard waste, appliances, special waste, building demolition materials generated by residential, commercial, agricultural or industrial activities.~~

z. 16-3H-7: STORAGE OF SOLID WASTE, D. Downtown Solid Waste Container:

3. Administrative Rules: The Director ~~City Manager or designee~~ is authorized to establish administrative rules not inconsistent with any ordinance to carry out the provisions of this subsection. A copy of said rules shall be on file with the City Clerk and available on the City's website.

aa. CHAPTER 4: STANDARDS FOR PUBLIC WORKS IMPROVEMENTS PROJECTS ~~PROJECTS~~

16-4-1: DESIGN STANDARDS ~~STANDARDS ADOPTED FOR IOWA CITY:~~

The most recent published edition of the Iowa Statewide Urban Design Standards "Design Manual", the general supplemental design standards adopted by the Iowa Statewide Urban Design and Specifications (SUDAS) Board of Directors, and the Iowa City "Design Supplement," adopted by resolution, collectively comprise the "Design Standards for Public Improvements" in Iowa City ~~is hereby adopted by reference, as the standard for all designing and planning and construction of any and all public improvements in the City and any extraterritorial areas required to be constructed to City standards pursuant to any fringe area agreement.~~

16-4-2: ~~STANDARDS ADOPTED FOR EXTRATERRITORIAL AREAS:~~

~~An addition to "Design Standards for Public Works Improvements", "Section XI- Design Standards for New Developments Located Outside The City Limits Of Iowa City, But Within The Two Mile Extraterritorial Limit" is hereby adopted, by reference.~~ SPECIFICATIONS: The most recent published edition of the Iowa Statewide Urban Design Standards "Standard Specifications", the general supplemental specifications adopted by the Iowa Statewide Urban Design and Specifications (SUDAS) Board of Directors, and the Iowa City "Supplemental Specifications," adopted by resolution, collectively comprise the "Specifications for Public Improvements in Iowa City" for construction of any and all public improvements in the City and any extraterritorial areas required to be constructed to City standards pursuant to any fringe area agreement.

16-4-3: COPIES ON FILE:

~~Copies of the Design Standards and Specifications, additions and revisions thereto, as adopted in this chapter, are on file in the office of the City Engineer.~~

Section 6. Amend the following sections of Title 18 "Site Plan Review" by inserting the underlined words and deleting those stricken through, renumbering remaining provisions as necessary:

a. 18-3-2: DESIGN STANDARDS:

D. Erosion And Sedimentation Control: The design of the proposed development shall comply with the standards for erosion and sedimentation control required by Title 16, Chapter 4 and Title 17, Chapter 8 ~~established in the city design standards in order~~ to protect adjoining or surrounding property. The development plan shall consider the topography and soils of the site to achieve the lowest potential for erosion.

Section 7. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 8. 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 9. 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 _____, 20__.

Mayor:

Approved by:

Attest: _____
City Clerk

City Attorney's Office



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Resolution approving project manual and estimate of cost for the construction of the Animal Care and Adoption Center Training Addition Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing a time and place for receipt of bids.

Prepared By:	Michelle Riedinger – Senior Facilities Design and Construction Manager
Reviewed By:	Jason Havel – City Engineer Ron Knoche – Public Works Director Geoff Fruin – City Manager Susan Dulek-First Ass't City Attorney
Fiscal Impact:	\$940,000 available in the Animal Shelter – Training Annex account #Y4449.
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:

This agenda item begins the bidding process for the Animal Care and Adoption Center Training Addition Project. This project generally includes an approximately 1,400 square foot multi-purpose room addition to the Iowa City Animal Care and Adoption Center.

Background / Analysis:

Friends of the Animal Center Foundation (FACF) raises money to support the needs of the Iowa City Animal Care and Adoption Center. The FACF board, in coordination with Animal Care and Adoption Center staff, have identified an addition as aiding in the services the Center provides. This project will construct an approximately 1,400 SF addition to the south portion of the building, that will provide one large multi-purpose room that can serve as enclosed training space, meeting/event space or overflow animal housing.

An agreement to pay the cost of the Animal Center Addition was entered into by FACF and the City in February of 2025 that outlines the projected project cost and payment schedule. FACF intends to fundraise and provide 100% of the project cost.

Project Timeline:

Public Hearing / Approve Project Manual: October 21, 2025

Bid Letting Date: November 19, 2025

Contract Award Date: December 9, 2025

Construction Dates: Spring 2026 to Spring 2027

Resolution No. _____

Resolution approving project manual and estimate of cost for the construction of the Animal Care and Adoption Center Training Addition Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Whereas, notice of public hearing on the project manual and estimate of cost for the above-named project was published as required by law, and the hearing thereon held; and

Whereas, the City Engineer or designee intends to post notice of the project on the website owned and maintained by the City of Iowa City; and

Whereas, funds for this project are available in the Animal Shelter – Training Annex account #Y4449.

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

1. The project manual and estimate of cost for the above-named project are hereby approved.
2. The amount of bid security to accompany each bid for the construction of the above-named project shall be in the amount of 10% (ten percent) of bid payable to City of Iowa City, Iowa.
3. The City Clerk is hereby authorized and directed to post notice as required in Section 26.3, not less than 13 days and not more than 45 days before the date of the bid letting, which may be satisfied by timely posting notice on the Construction Update Network, operated by the Master Builders of Iowa, and the Iowa League of Cities website.
4. Sealed bids for the above-named project are to be received by the City of Iowa City, Iowa, at the Office of the City Clerk, at the City Hall, before 3:00 p.m. on the 19th day of November, 2025. At that time, the bids will be opened by the City Engineer or his designee, and thereupon referred to the City Council of the City of Iowa City, Iowa, for action upon said bids at its next regular meeting, to be held at the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, at 6:00 p.m. on the 9th day of December, 2025, or at a special meeting called for that purpose.

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

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

Resolution No. _____
Page 2

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

Ayes:

Nays:

Absent:

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Resolution authorizing conveyance of western approximate one-half of Outlot C in Iowa City Industrial Campus.

Prepared By:	Rachel Kilburg Varley, Economic Development Coordinator
Reviewed By:	Susan Dulek, First Ass't. City Attorney Geoff Fruin, City Manager
Fiscal Impact:	The final sale amount is subject to future platting. At the price of \$1.15 per square foot, staff estimates the final sale price to be approximately \$1,001,880 (assuming 20 acres).
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Resolution Purchase Agreement

Executive Summary:

Iowa City Industrial Campus is a shovel-ready parcel for industrial use located on 420th Street. City staff has negotiated a purchase agreement for the western approximate one-half of Outlot C (approximately 20 acres) to MidAmerican Energy Company for \$1.15 per square foot. The sale is contingent upon the Purchaser's closing on a transaction to sell approximately 2.17 acres of its property at 1630 Lower Muscatine Rd as well as the final plat and City Council approval. This resolution approves the purchase agreement.

Background / Analysis:

For approximately fifteen years, the City has owned and marketed industrial property in the 420th Street corridor. The City bought the property and invested in utility, roadway and railroad infrastructure in an attempt to expand our industrial sector, protect and add employment opportunities, and increase our tax base for the benefit of the entire community. Following the approval of the sale of approximately 20 acres (the eastern one-half) of Outlot C to PJP Holdings, Inc. in August 2025, the City has approximately twenty acres remaining for sale, and this agreement is expected to result in the sale of the remaining acres. Outlot C will need to be re-subdivided to create two lots including the western approximate one-half of Outlot C.

The sale of the land is to MidAmerican Energy Company, which is headquartered in Des Moines and provides energy service in customers in Iowa, Illinois, Nebraska, and south Dakota. MidAmerican is expected to sell approximately 2.17 acres of its property at 1630 Lower Muscatine Road and relocate those operations to this industrial park Outlot C.

Resolution No. _____

Resolution authorizing conveyance of western approximate one-half of Outlot C in Iowa City Industrial Campus.

Whereas, Iowa City Industrial Campus is a shovel-ready parcel for industrial use located on 420th Street, which the City has been marketing since 2008; and

Whereas, City staff has negotiated the attached Purchase Agreement, contingent on City Council approval, for the western approximate one-half of Outlot C (approximately 20 acres) to MidAmerican Energy Company for \$1.15 per square feet; and

Whereas, Outlot C will need to be re-subdivided into two or more lots, one lot of which will be the western approximate one-half to be conveyed to MidAmerican Energy Company; and

Whereas, following the public hearing on the proposed conveyance, the City Council approves the attached purchase agreement, and finds the conveyance is in the public interest.

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

1. The attached Purchase Agreement is approved.
2. Upon the direction of the City Attorney, the Mayor and the City Clerk are authorized to execute a warranty deed conveying the City's interest in the western approximate one-half of Outlot C in Industrial Campus.
3. The City Attorney is hereby authorized to deliver said warranty deed and to carry out any actions necessary to consummate the conveyance required by law.

Passed and approved this _____ day of _____, 2025.

Mayor

Approved by:

Attest: _____

City Clerk

City Attorney's Office

PURCHASE AGREEMENT

This Purchase Agreement ("Agreement") is made and entered into this 23rd day of September 2025, by and between City of Iowa City (hereinafter referred to as "Seller"), and MidAmerican Energy Company, an Iowa corporation (hereinafter referred to as "Purchaser").

WHEREAS, Seller is the owner of a parcel of land consisting of approximately 20 acres of real property situated in Johnson County, Iowa with a preliminary legal description as follows:

East one-half of Outlot C, Iowa City Industrial Campus, Iowa City, Johnson County, Iowa according to the Corrected Final Plat thereof recorded in Book 63, Page 42 Plat Records of Johnson County,, and such property is subject to any and all easements of record ("Property").

WHEREAS, Purchaser wishes to purchase from Seller said property and Seller is willing to sell the Property on the terms and conditions set forth herein.

Now therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each party Seller and Purchaser agree as follows.

1. **Purchase Price.** Purchaser hereby offers to purchase the property for the price of One Dollar and 15 Cents (\$1.15) per square foot.

2. **Earnest Money.** Purchaser shall tender Five Thousand Dollars (\$5,000.00) to be held by Iowa Realty Commercial upon execution of this Agreement.

3. **Final Plat (Re-Subdivision of Outlot C)** Seller intends to prepare a Final Plat in order for the Iowa City City Council to re-subdivide the area known as Outlot C, Iowa City Industrial Campus, Iowa City, Iowa into two or more lots, one lot of which is generally depicted and identified as "Lot 4" and "Lot 6" on the attached Exhibit B. Seller shall provide a copy of this Final Plat depicting and describing the legal description of the Property to Purchaser to be included in the deed for the Property. Seller will have the Final Plat recorded prior to closing. This Agreement is contingent upon Purchaser approving the Final Plat and approving the final purchase price (at \$1.15/sq. foot), and if not so approved, Purchaser may declare this Agreement null and void and the earnest money shall be returned to Purchaser. Seller anticipates it will take approximately 60 days from the date a complete Final Plat application is received by the City to the date the Final Plat is presented to the Iowa City City Council for approval. Seller will promptly take the necessary actions to submit the Final Plat application.

4.

5. **Abstract of Title.** Seller agrees to convey a marketable title to Purchaser, evidenced by an abstract of title certified to date. The abstract of title shall show Seller in conformity with the Agreement, state law, and the title standards of the jurisdiction where the Property is located. Title shall be made free and clear of all liens and encumbrances

not herein specifically waived or agreed to be assumed by Purchaser. The conveyance shall be by way of Warranty Deed in recordable form. Seller's abstract of title shall be submitted to Purchaser's attorney for examination as soon as is reasonably possible after approval by City Council of the Final Plat (Re-subdivision of Outlot C) as provided herein. Any objections to title raised by Purchaser's attorney shall be made in writing as soon thereafter as is reasonably possible. Seller shall make every reasonable effort to promptly perfect title and in any event prior to the Closing Date. After closing, the abstract of title shall be the property of Purchaser.

5. **Real Estate Taxes.** The Seller shall pay the prorated share, to be determined as of the Closing Date, of the real estate taxes for the fiscal year in which the Closing Date occurs and unpaid real estate taxes payable for the prior fiscal years. Purchaser shall pay all subsequent real estate taxes. At closing, Purchaser shall be given credit for the prorated taxes based on the actual net real estate taxes for the fiscal year shown on the most recent tax statement available for the Property.

6. **Special Assessments.** The Seller shall pay in full all special assessments that are certified as liens on the public record as of the Closing Date. All charges for solid waste removal, sewage, and assessments for maintenance that are attributable to the Seller's possession shall be paid by the Seller. Any preliminary or deficiency assessments, which cannot be discharged by payment on the Closing Date, shall be paid through an escrow account with sufficient funds to pay such liens and charges when payable. Any unused funds in such account shall be returned to the Seller.

7. **Release of Mortgage.** Seller shall provide Purchaser with a Release of any mortgage(s), if applicable, covering the Property at or before the Closing Date (as defined below).

8. **Credits Against the Purchase Price.** Purchaser may use such amount of the purchase price as may be necessary to pay outstanding taxes, liens, encumbrances and assessments against the Property which may be evidenced by the policy of title insurance or abstract of title as of the Closing Date.

9. **Joint Tenancy.** If Seller holds title to the Property in joint tenancy, then the proceeds paid under this Purchase Agreement and any continuing rights of Seller in the Property shall belong to the Seller as joint tenants with full rights of survivorship and not as tenants in common.

10. **Fixtures.** Included with the Property shall be all fixtures that integrally belong to, are specifically adapted to or are a part of the real estate, whether attached or detached. Also included shall be the following: N/A.

11. **Condition of the Property.** The Property as of the date of execution of this Agreement, including all buildings, grounds, and all improvements, will be preserved by the Seller in its present condition until possession, ordinary wear and tear excepted.

12. **Subject to Sale.** This Agreement is contingent upon and subject to Purchaser first closing on a transaction to sell approximately 2.17 acres of its property located at 1630 Lower Muscatine Road, Iowa City, Iowa. Purchaser shall have no obligation to Purchase the Property until Purchaser sells the above-mentioned property.

13. **Condition, Contingencies and Inspections.** Purchaser is purchasing the Property for business purposes, including service center, office/warehouse facility/vehicle facility. Purchaser's obligation to complete this purchase is subject to satisfaction of the following conditions/contingencies:

Between now and 10 days prior to the Closing Date, Purchaser shall determine whether the existing zoning and existing soil conditions will permit the use stated above, and whether the Property is suitable for the type of development sought by Purchaser, including but not limited to the availability and sufficiency of utility service to the Property. The conditions within this paragraph shall be considered satisfied and thereby removed as a contingency if the time period expires with no written notice from Purchaser to Seller.

Exhibit "C" lists required information that Seller shall deliver to Purchaser.

Purchaser intends to re-zone, if required, develop, or build upon the Property and this Agreement is further contingent and conditioned upon Purchaser obtaining the following:

Rezoning of the Property for the intended use by Purchaser if required. Obtaining permits and approval of Purchaser's plans and specifications, site plan, curb cuts, fencing and screening plans and Purchaser's other plans for the Property by all local, state, federal or other entities having jurisdiction.

Final plat plan approval with conditions, if any, acceptable to Purchaser. Satisfactory geotechnical report (paid by Purchaser) showing that the physical characteristics of the Property are acceptable for construction and development.

Confirmation that the Property is not within a 100 year or other flood plain.

Seller shall provide Purchaser prior to Closing with a properly executed GROUNDWATER HAZARD STATEMENT showing no wells, solid waste disposal sites, hazardous wastes, private burial sites, septic systems, private sewage disposal system or underground storage tanks on the Property.

Seller warrants and represents to Purchaser that all work and labor performed and all materials furnished to any improvements to activities to or on the Property have been, or will be at the time of Closing, paid in full, and there will be no mechanics's liens or other liens in connection with any such work, labor, and material performed in or furnished to the Property.

Purchaser acknowledges that it will inspect the Property and otherwise undertake to perform environmental assessments or investigations of the Property in accordance with

this Agreement, and shall not rely upon Seller's environmental assessments and investigations, and, subject to the terms of this Agreement, Purchaser shall purchase the Property without adjustment to or offset against the Purchase Price. Purchaser shall have the right to enter upon the Property at any time prior to the Closing Date to undertake sampling, site investigations, and/or site assessments of the Property, upon reasonable notice to Seller via email to Ron Knoche at RKnoche@iowa-city.org. Purchaser must promptly remove any lathe or posts used to mark the area to avoid damage to farm equipment when crops are harvested.

Seller herein gives Purchaser a Right of Entry to conduct any inspections, surveys, obtain any zoning or subdivision approval and/or other matters Purchaser deems necessary between now and ten (10) days prior to the Closing Date, upon reasonable notice to Seller via email to Ron Knoche at RKnoche@iowa-city.org. All inspections, surveys and other matters Purchaser deems necessary shall be at Purchaser's cost. Purchaser must promptly remove any lathe or posts used to mark the area to avoid damage to farm equipment when crops are harvested. Purchaser may terminate this Agreement if for any reason the Property will be unacceptable to Purchaser by giving Seller a Notice, if at all, at least ten (10) days prior to Closing.

14. **Closing and Possession.** The closing ("Closing") shall take on or before December 31, 2025. ("Closing Date"), and at such a place as the parties may mutually agree. Sellers shall pay the transfer tax and their legal fees. Purchaser shall pay the recording fee to record the warranty deed and its legal fees. The transaction contemplated by this Agreement shall be considered closed upon the filing of the title transfer documents and receipt of all funds due at closing from Purchaser under the Purchase Agreement. Seller shall deliver possession of the Property to Purchaser on the Closing Date.

15. **Notices.** All notices required hereunder shall be delivered personally or sent postage prepaid by regular mail to the parties at the addresses set forth below:

PURCHASER: MidAmerican Energy Company
MEC Right-of-Way Services
Attention: Manager, Right-of-Way Services
4299 NW Urbandale Drive
Urbandale, IA 50322

SELLER: City of Iowa City
Attn: City Attorney
410 E. Washington Street
Iowa City, IA 52240

Notices shall be deemed complete upon personal delivery or three (3) days after depositing the same in the U.S. Mail as provided herein.

16. **Assignment.** This Agreement may be assigned by Purchaser without the consent of Seller, provided that, concurrently with such assignment, Purchaser notifies Seller of the assignment and of the name and address of the assignee and sends to the Seller a copy of such assignment and a written agreement by the assignee to perform all the terms, promises and conditions of this Agreement.

17. **Recording of Agreement.** The parties agree that Purchaser may, but need not, record this Purchase Agreement with the County Recorder of Johnson County, Iowa.

18. **Environmental Matters.**

(a) **Definitions.** For purposes of this Agreement, "Hazardous Material" means:

(i) "hazardous substances," as defined by the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA"), 42 U.S.C. 9601 et seq., as amended or hereafter amended;

(ii) "hazardous wastes," as defined by the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. 6903 et seq., as amended or hereafter amended;

(iii) "hazardous substances" or "hazardous waste under Chapter 455B, Iowa Code, as amended or hereafter amended, or the laws of the jurisdiction where the Property is located;

(iv) any pollutant or contaminant or hazardous, dangerous or toxic chemicals, materials, or substances within the meaning of any other applicable federal, state, or local law, regulation, ordinance, or requirement relating to or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, all as amended or hereafter amended;

(v) petroleum and petroleum products;

(vi) any radioactive material, including any source, special nuclear or by-product material as defined at 42 U.S.C. 2011 et seq., as amended or hereafter amended;

(vii) asbestos in any form or condition.

(viii) any "regulated substance" pursuant to Subchapter IX, Solid Waste Disposal Act, 42 U.S.C. §6991 et seq., as amended or hereafter amended;

(ix) any "hazardous substance" pursuant to Section 311 of the Federal Water Pollution Control Act (33 U.S.C. § 1321), as amended or hereafter amended.

(b) **Representations and Warranties.** Seller hereby represents and warrants to Purchaser that as of the date hereof and as of the Closing Date:

(i) The Property and the use and operation thereof, are currently in compliance with all applicable laws, ordinances, requirements and regulations relating to public health and safety and protection of the environment ("Environmental Laws"). The Seller and the Property are in material compliance with all governmental permits and licenses required by the business heretofore conducted by the Seller on the Property. All Hazardous Materials generated or handled on the Property have been disposed of in a lawful manner and the Property is free of Hazardous Material.

(ii) No generation, manufacture, storage, treatment, transportation or disposal of Hazardous Material has occurred or is occurring on or from the Property, except the use of normal farm chemicals applied to crops in accordance with manufacturer's label instructions. No environmental or public health or safety hazards currently exist with respect to the Property or the business or operations conducted thereon. No underground storage tanks (including petroleum storage tanks) are present on or under the Property, except as has been disclosed in writing to and approved by Purchaser.

(iii) There have been no past, and there are no pending or threatened: (a) actions or proceedings by any governmental agency or any other entity regarding public health risks or the environmental condition of the Property, or the disposal or presence of Hazardous Material, or regarding any Environmental Laws; or (b) liens or governmental actions, notices of violations, notices of noncompliance or other proceedings of any kind that could impair the value of the Property.

(c) Right of Entry and Investigation. Purchaser and its agents and representatives shall have the right, but not the obligation, to enter upon the Property at any time prior to the Closing Date to undertake sampling and/or site assessments of the Property upon reasonable notice to Seller via email to Ron Knoche at RKnoche@iowa-city.org . Purchaser must promptly remove any lathe or posts used to mark the area to avoid damage to farm equipment when crops are harvested. The Seller shall, upon request of Purchaser, provide to Purchaser a description of all known operations, past and present, undertaken at the Property and any existing maps and diagrams designating the location of past and present operations and past and present storage and/or disposal of Hazardous Material, above and below ground, on the Property. Seller shall cooperate with reasonable requests for interviews with knowledgeable personnel. In the event that Purchaser undertakes site assessments and/or sampling of the Property, then such site assessments and/or sampling shall be completed at Purchaser's expense.

(d) Cancellation. If Purchaser's site assessments and/or sampling reveal that there has been a spill or discharge of a Hazardous Material on the Property, that the Property does not comply with all Environmental Laws, or is not suitable for the intended use of the Property by Purchaser, Purchaser shall have the right to terminate this Agreement on or before the Closing Date, upon notice to Seller, in which event, Seller shall refund to Purchaser any earnest money and neither party shall have any further obligation to the other.

(e) Indemnification. The Seller shall indemnify, defend and hold harmless Purchaser from and against any and all claims, liabilities, losses, damages and costs,

foreseen and unforeseen, including, without limitation, attorney fees, engineering and other professional or expert fees, arising out of or in any manner directly or indirectly connected with (i) Hazardous Materials existing on the property on or before the time of Closing; (ii) a breach of Seller's representations and warranties set forth above; (iii) Seller's obligations under this Agreement and/or corrective work performed by Purchaser (iv) any and all penalties, fines, charges and response costs threatened, sought or imposed on account of a violation or noncompliance with any law, regulation, ordinance or rule pertaining to Hazardous Materials existing on the Property on or before the Closing Date; (v) any diminution of the value of the property which may result from any of the foregoing.

19. **Insurance and Care of Property.** Seller shall preserve the Property in its present condition until Closing Date. Seller shall bear the risk of loss or damage to the Property prior to Closing Date or possession by Purchaser, whichever occurs first. Seller agrees to maintain existing insurance upon Property until the Closing Date and Purchaser may purchase additional insurance. In the event of substantial damage or destruction prior to Closing Date, this Purchase Agreement shall be null and void; provided, however, Purchaser shall have the option to complete the closing and purchase the Property under this Agreement and receive insurance proceeds regardless of the extent of damages. The Property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the Closing Date. No other easements, leases, or other agreements shall be entered into by the Seller during the term of this Agreement.

20. **Time is of the Essence.** Time is of the essence of this Purchase Agreement.

21. **Warranties and Obligations to Survive Closing.** All warranties and obligations of the parties contained in this Agreement shall survive the Closing Date.

23. **Authorization for Zoning and Regulatory Approvals.** Seller agrees to execute an Authorization, attached hereto as Exhibit "A", to allow Purchaser to file any applications necessary with the state, a county, a city and any other governmental authority for development or use of the Property.

Termination of Farm and Other Tenancies. Outlot C is subject to a farm lease with Phil Prybil. Seller shall attempt to negotiate a termination of said farm lease with the tenant effective November 1, 2025, and if Seller is unsuccessful in such negotiation, Seller shall provide the tenant with a written termination notice pursuant to Section 562.6 of the Iowa Code terminating said farm lease effective March 1, 2026, and provide Purchaser a copy of said notice. Seller shall provide Purchaser with a copy of such farm lease within 10 days of the execution of this Purchase Agreement.

. Seller shall also terminate any other tenant interests in any portion of the Property in accordance with law or applicable agreement prior to the Closing Date so that the Property is conveyed to Purchaser free and clear of any lease, except the farm lease with Phil Prybil as described herein.

25. **Captions.** The captions of paragraphs herein are inserted only for a convenience and are in no way to be construed as part of this Agreement or as a limitation of the scope of the particular paragraphs to which they refer.

26. **Successors and Assigns.** This Agreement shall be binding upon the respective legal representatives, successors, and assigns of Purchaser and Seller.

27. **Entire Agreement.** The Agreement is the entire agreement of the Purchaser and Seller with respect to the subject matter hereof and supersedes any and all prior negotiations, correspondence, understandings, and agreements between the parties.

28. **Broker and Real Estate Agent Commissions.** Purchaser and Seller acknowledge that Purchaser is represented by a licensed real estate broker, Iowa Realty Commercial, for this transaction. Seller is represented by a licensed real estate broker, Lepic-Kroeger Realtors in this transaction. Seller will be liable for any commissions and/or brokerage fees payable to Iowa Realty in connection with this transaction. Except for the foregoing, each party represents that it has not engaged a broker or real estate agent for this matter and none are involved in this transaction. Any claim for commission by a broker or real estate agent shall be charged to the party who is determined to have hired the broker or real estate agent.

29. **Certification.** Seller certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Seller hereby agrees to defend, indemnify and hold harmless the Purchaser from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

30. **Severability, Governing Law and Jury Waiver.** Each of the provisions of the Purchase Agreement shall be enforceable independently of any other provision of the Purchase Agreement and independent of any other claim or cause of action. In the event of any matter of dispute arising out of or related to the Purchase Agreement, it is agreed between the parties that the law of the jurisdiction and location where this Purchase Agreement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this Purchase Agreement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS PURCHASE AGREEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

31. **Release of Rights.** Seller hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property. Seller understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this Purchase Agreement, Seller voluntarily gives up any right to this protection for this property with respect to claims based upon this Purchase Agreement.

32. **City Council Approval.** This Purchase Agreement is subject to approval by the City Council of Iowa City.

33. **Utilities.** Water and sanitary service are available along 420th Street, and Purchaser shall extend water and sanitary service to the limits of the subdivision at its cost. Purchaser shall be responsible for the tap on fees to the City of Iowa City water main (currently \$539.42/acre) and City of Iowa City sewer (currently \$1,698.18/acre). Purchaser shall be responsible for providing gas, electricity, phone, fiber, and cable to the Property.

34. **Stormwater Management.** Purchaser shall be responsible for storm water management as regulated by the Iowa City City Code.

This Agreement has been read and executed on the dates below.

PURCHASER
MIDAMERICAN ENERGY COMPANY

By: 

Name: Mike Gehringer

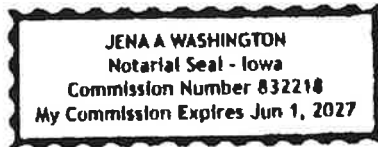
Title: Vice President, Customer Operations

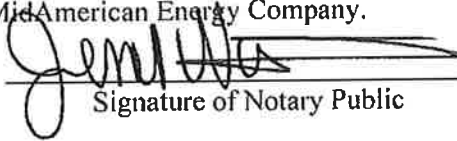
Date: 9-22-25

ACKNOWLEDGEMENT

STATE OF IOWA)
) SS
COUNTY OF POLK)

This record was acknowledged before me on 9.22, 2025, by Mike Gehringer
as Vice President, Customer Operations of MidAmerican Energy Company.





Signature of Notary Public

[signatures continue on following page]

SELLER:

City of Iowa City

By: _____

Name: Geoff Fruin _____

Title: City Manager

Date: _____

9-23-25

ACKNOWLEDGMENT

STATE OF IOWA _____)

) ss

COUNTY OF JOHNSON _____)

This record was acknowledged before me on September 23, 2025, by
Geoff Fruin as City Manager for City of Iowa City.

Rebecca Passavant

Signature of Notary Public



EXHIBIT "A"

AUTHORIZATION

The undersigned owner hereby authorizes MidAmerican Energy Company to file any applications deemed necessary, with the state, a county, a city and any other governmental unit, for or relating to the Property (as described below). A photocopy of this authorization shall serve the same as an original.

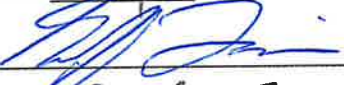
Owner: City of Iowa City
By: 
Name: Geoff Fruin
Title: City Manager

EXHIBIT "B"

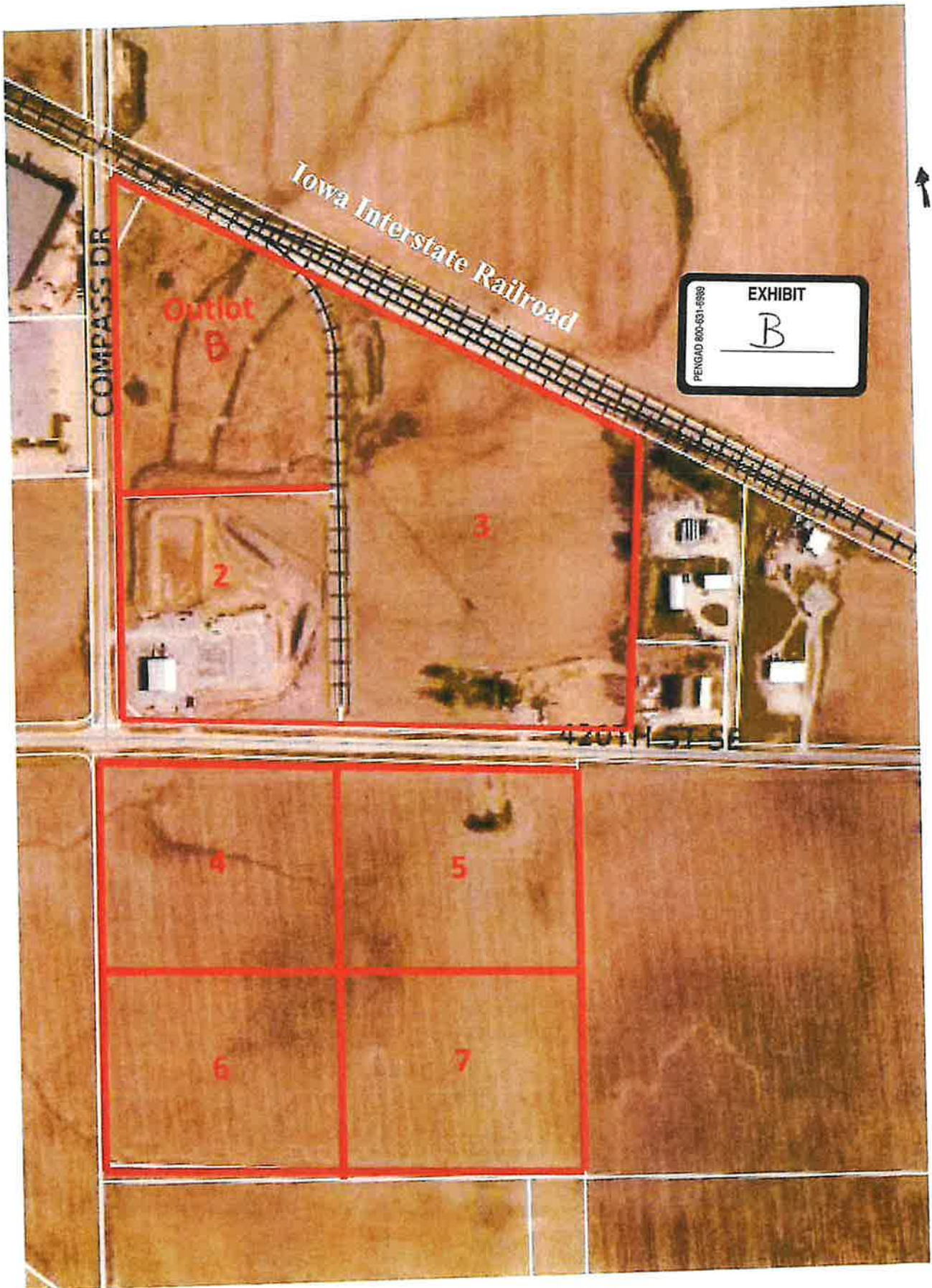


EXHIBIT "C"
(Johnson County, Iowa Property Purchase)

To the extent any of the following documents or items are in Seller's or Seller's agent's possession or control and have not already been delivered to Purchaser, Seller shall deliver original or legible copies of the following documents to Purchaser within ten (10) business days following the effective date of the execution of the Purchase Agreement.

1. Copies of any previous site due diligence, land surveys, geotechnical, and site information that are related to the Property or any easement areas appurtenant thereto.
2. Current leases, farm leases, management, maintenance and service agreements and contracts relating to the Property.
3. Copies of real estate tax bills for the current and prior two (2) tax years, including information regarding any proposed reassessments, special assessments or appeals relating to the Property.
4. A list of any personal property or chattel currently used in the maintenance and operation of the Property which shall be included in the sale (including furniture, fixtures and equipment).
5. Copies of all certificates of insurance evidencing All Risk Property Insurance and General Liability Insurance pertaining to the Property and chattel.
6. Copy of the most recent title insurance report for the Property.
7. Set of "as built" and "as existing" plans and specifications for the Property.
8. Documentation concerning any actual, pending or threatened litigation against the Property or Seller (relating to the Property and/or its ownership).
9. Copy of any appraisals of the Property.
10. Documentation concerning violations cited against the Property (whether or not corrected), from the federal, state, county or local regulatory authorities.
11. Copies of all Certificates of Occupancy (or their equivalent) issued for the Property, plus copies of any other permits or certificates that have been issued relative to the operation or use of the Property in Seller's or Seller's agent's possession.
12. Copies of any reports, studies, analyses or permits issued relating to proposed subdivision, building modifications, additional construction, building removals, site work, etc. prepared in the last three (3) years.
13. Letters verifying zoning and utilities.

14. Copies of the following:

(a) any environmental studies or other documents;

(b) copies of any state agency correspondence regarding any environmental matters; and

(c) copies of any environmental permits, i.e. SPDES, NPDES, RCRA, MOSF/PBS licenses, etc.; and

(d) copies of all documents, reports, correspondence, etc. provided by or exchanged with Seller.

15. Copies of site plan and/or utility maps depicting the property prepared before and after the Property was developed.



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Resolution approving the Agreement for Restrictive Covenant with the Board of Regents for 109 E. Market Street commonly known as the Sanxay-Gilmore House.

Prepared By:	Geoff Fruin, City Manager
Reviewed By:	Susan Dulek, First Ass't. City Attorney
Fiscal Impact:	none
Staff Recommendation:	Approval
Commission Recommendations:	This item was presented to the Historic Preservation Committee for informal feedback on October 9th.
Attachments:	Declaration of Restrictive Covenant Letter from UofI 9 18 25 Resolution Agreement

Executive Summary:

In 2003 the City agreed to vacate and convey to the Board of Regents a section of Grand Ave. Ct. on the condition the Regents executed a restrictive covenant that imposed the City's historic preservation requirements on 32 Melrose Avenue commonly known as the Cannon-Gay House. The Regents own 109 E. Market St. commonly known as the Sanxay-Gilmore House, which is considered the oldest known residence in Iowa City. This resolution approves an agreement that releases the historic preservation covenant on the Cannon-Gay House and imposes a similar historic preservation covenant on the Sanxay-Gilmore House.

Background / Analysis:

As noted in the attached letter from the University of Iowa, the Cannon-Gay house has an 1884 subgrade foundation failure and is not safe for occupancy. In recent years the structure has been vacant and the University has determined that repairs to make the home usable would be fiscally-inappropriate and risk the historic integrity of the home. Further, the structure has lost much of its historic context as redevelopment of the surrounding University campus has continued over time. Loss of additional context is expected to grow in the coming years as the City plans the Burlington Street Bridge replacement project, which at the current time, also includes a realignment of Byington Road as a two-way street connecting into Melrose. This effort will presumably require the City acquiring a significant portion of University land for new right-of-way that currently appears as the front yard of the Cannon-Gay house.

When the University acquired the Sanxay-Gilmore House at 109 E Market Street, the City immediately began working with the University to find a path toward preservation. This culminated in the exploration of moving the house across the street to the City-owned parking

lot on Market Street, which would have been provided to the University by the City in exchange for the preservation of the structure. However, that move ended up being too costly and those plans were abandoned. Staff at the City and University have continued to discuss pathways to preservation for the Sanxay-Gilmore House as it has been a top priority for past City Councils and the local preservation community.

This action would ensure that the Sanxay-Gilmore House is subject to local historic preservation standards in the same manner the Cannon-Gay House has been. This would enable the City to realize one of the most pressing historic preservation goals not only for our community but also for the entire State of Iowa. Notably in 2018, the 1843 built Sanxay-Gilmore House was added to Preservation Iowa's Most Endangered Properties list.

The Historic Preservation Committee was presented with this information at the October 9th meeting for informal feedback. While there were understandable concerns raised with the potential loss of any structure with historic value, as is the case with the Cannon-Gay House, the overall sentiment was that the Sanxay-Gilmore House was the more critical preservation goal for our community.

Staff appreciates the efforts of past City Council's and the historic preservation community to push for the preservation of the Sanxay-Gilmore House. Likewise, we are grateful that the University has provided time and engaged in many discussions about pathways to preservation. Approval of this item will bring these efforts that have been ongoing since 2017 to a successful resolution.

Prepared by: Mitchel T. Behr, Asst. City Atty., 410 E. Washington St., Iowa City, IA 319-356-5030

FEE

DECLARATION OF RESTRICTIVE COVENANT

The undersigned, the Board of Regents, State of Iowa for the use and benefit of the State University of Iowa (hereinafter referred to as "University"), being the owner in fee of the following described real estate located in Iowa City, Johnson County, Iowa:

**Lot 1 and the south 20 feet of Lot 2, Grand Avenue Court Addition
(Commonly known as the Cannon-Gay House, 320 Melrose Ave.)**

(hereinafter referred to as "Property"), which Property has been zoned "OHP, Historic Preservation Overlay Zone" and duly designated an Iowa City Historic Landmark pursuant to Section 14-6J-3 of the Iowa City Zoning Ordinance, in consideration of the City of Iowa City vacating and conveying to the University 6,785 square feet of the Grand Avenue Court right-of-way, and in order to establish and maintain the character and quality of the Property, does hereby impress upon the Property and upon the persons and entities who may hereafter have any interest in the Property, the following conditions and restrictions upon the future use of the Property.

1. The original portion of the Cannon-Gay House built in 1884 shall be subject to Title 14 "Unified Development Code," Chapter 4 "Land Control Development," Article C, "Historic Preservation Regulations" of the Iowa City Code, as amended.

This covenant shall inure to the benefit of and bind the successors and assigns of the undersigned owner of the Property, and shall be deemed to apply to and run with the land and with the title to the land; and shall be recorded in the Johnson County Recorder's Office

Executed this 18th day of July, 2003.

BOARD OF REGENTS, STATE OF IOWA

BY: Gregory S. Nichols
Gregory S. Nichols
Executive Director

~~STATE EXECUTIVE COUNCIL~~

~~BY: _____~~

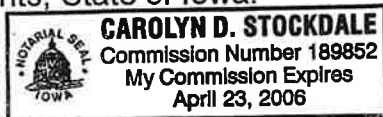
~~Secretary~~

ACKNOWLEDGMENT OF THE BOARD OF REGENTS, STATE OF IOWA

STATE OF IOWA)
) SS:
POLK COUNTY)

On this 16th day of July, 2013, before me,

Carolyn Stockdale,
a Notary Public in and for the State of Iowa, personally appeared Gregory S. Nichols, to me personally known, and who, being by me duly sworn, did say that he is the Executive Director of the Board of Regents, State of Iowa; and who is authorized to execute the foregoing instrument to which this acknowledgement is attached by vote of the Board of Regents, State of Iowa at its meeting on Apr. 16, 2013 and who acknowledged the execution of the instrument to be his voluntary act and deed and the voluntary act and deed of the Board of Regents, State of Iowa.



Carolyn D. Stockdale
Notary Public in and for said State

~~ACKNOWLEDGMENT OF THE EXECUTIVE COUNCIL~~

~~STATE OF IOWA)
) SS:
POLK COUNTY)~~

~~On this _____ day of _____, A.D., 20____, before me, a Notary Public, personally appeared _____, Secretary to the Executive Council of Iowa, to me personally known and who by me duly sworn did say that she is the Secretary of the Executive Council, and who is authorized to execute the foregoing instrument to which this acknowledgment is attached by vote of the Executive Council of Iowa at its meeting on _____, 20____, and who acknowledged the execution of said instrument to be her voluntary act and deed and the voluntary act and deed of the Executive Council.~~

~~_____
Notary Public in and for said State~~



**Office of the Senior Vice
President Finance & Operations**

105 Jessup Hall
Iowa City, Iowa 52242

Geoff Fruin, Iowa City Manager's Office

September 18, 2025

Geoff,

As we continue to partner in ways to make our community and university relationship stronger, the University would like to share its perspective regarding conditions of and plans for both the Cannon-Gay House (Melrose Ave.) and the Sanxay House (Market Street).

The UI was gifted the Cannon-Gay House decades ago and has used it sparingly, for various campus needs. While listed as a historic house, prior to UI ownership much of the house's original floor plan had been subdivided into many smaller spaces. In recent years the house has been vacant and secured, due to no UI programmatic use needs. UI maintenance discovered and reported concerns regarding spalling foundation stone and first floor settling. The UI hired local engineer, Shive-Hattery, to do a structural analysis. It has been determined that the original (1884) subgrade foundation has failed, and for safety reasons the UI is permitting no use of the building. Repairs to make the house safe and usable would be considerable and fiscally-inappropriate, especially given alterations impacting its historic references.

Similarly, the UI owns the Sanxay House, dated to the 1840's, at 109 Market Street. The UI purchased the house from the Gloria Dei Church and considered razing or relocating the structure. The City shared a passionate position that the UI leave the house where it was built and protect it from future demolition. The UI currently has no programmatic needs within the building and given its condition and lack of ADA access, useful space would be limited to roughly 1,000 sf on the first floor. The building is currently vacant and locked.

Given the City's priority and desire to have the UI keep the Sanxay House, and the fatal state of the structural system at Cannon-Gay, the UI would like to offer that we convert the City's retention requirements assigned to Cannon-Gay, to the Sanxay House. The University will agree to the stipulations of those preservation requirements and keep the Sanxay House where it sits. It will also explore options for use of the building.

There are a couple additional factors that we hope align with City perspectives and plans we both share. The City intends to convert Byington Road into a 2-way arterial street, requiring use of UI land. The Cannon-Gay house impacts the intended future street route. Additionally, while Cannon-Gay is no longer similar to the original and historic house, its expressive, rounded front door is an exception. The UI was approached by the family (and associated restoration team) that bought and owns the home on the historic Woodlawn Ave circle (at the east end of Iowa Avenue), that suffered significant fire damage. The family is dedicated to repairing and restoring that notable home and has asked if the UI would be willing to give the historic rounded front door at Cannon-Gay to them as part of their restoration project. This local partnership, allows for Cannon-Gay's remaining historic element to live on as a special part of an Iowa City restoration, and allows us all to be secure in the long-term protection of the meaningful Sanxay House.

Thank you for your efforts and your partnership.

Rod Lehnertz, Senior Vice President Finance & Operations

Resolution No. _____

**Resolution approving the Agreement for Restrictive Covenant
with the Board of Regents for 109 E. Market Street commonly
known as the Sanxay-Gilmore House.**

Whereas, in 2003 the City agreed to vacate and convey to the Board of Regents a section of Grand Avenue Court on the condition the Board of Regents executed a restrictive covenant that imposed the City's historic preservation requirements on the property locally addressed as 32 Melrose Avenue, Iowa City, Iowa and commonly known as the Cannon-Gay House; and

Whereas, the Board of Regents is the owner of the property locally addressed as 109 E. Market Street, Iowa City, Iowa, and commonly known as the Sanxay-Gilmore House; and

Whereas, the Sanxay-Gilmore House was built in 1843, is considered the oldest known residence in Iowa City, and is eligible to be designated an Iowa City Historic Landmark; and

Whereas, the Board of Regents desires to remove the historic preservation restriction on the Cannon-Gay House in exchange for imposing the restriction on the Sanxay-Gilmore House; and

Whereas, under the attached Agreement for Restrictive Covenant, the historic preservation covenant imposed on the Cannon-Gay House will be released and a similar historic preservation covenant will be imposed on the Sanxay-Gilmore House; and

Whereas, the purpose of the restrictive covenant is to preserve the Sanxay-Gilmore House; and

Whereas, the Historic Preservation Commission discussed the proposed agreement, and members did not object to the proposal; 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:

1. The attached Agreement for Restrictive Covenant is approved, and the City Manager is authorized to sign it.
2. The City Clerk is directed to record this resolution and the fully executed Agreement for Restrictive Covenant.
3. Upon the direction of the City Attorney, the Mayor is authorized to sign and the City Clerk to attest to a release of the Declaration of Restrictive Covenant recorded October 8, 2003, in Book 3652, Page 360 in the Johnson County Recorder's Office.

Passed and approved this _____ day of October, 2025.

Mayor

Approved by:

Attest: _____
City Clerk

City Attorney's Office

Resolution No. _____

Page 2

AGREEMENT FOR RESTRICTIVE COVENANT

Whereas, the Board of Regents, State of Iowa, for the use and benefit of the State University of Iowa is the owner in fee of the following described real estate located in Iowa City, Johnson County, Iowa, locally addressed as 109 E. Market Street and commonly known as the Sanxay-Gilmore House:

That portion of Lots 3 and 4, Block 78, Iowa City, Iowa, according to the recorded plat thereof described as Auditor's Parcel 2017063 according to the Survey Plat thereof recorded in Plat Book 61, Page 252, of the Records of Johnson County, Iowa; and Beginning at the northwest corner of Lot 4, Block 78, Iowa City, Iowa, according to the plat thereof, thence south 50 feet (50.25' measured), thence east 58 feet (58.02' measured), thence north 50 feet (50.25' measured), thence west 58 feet (58.02' measured) to the place of beginning, said parcel as depicted on the Retracement Plat of Survey recorded in Plat Book 61, Page 251, of the Records of Johnson County, Iowa.

(hereinafter referred to as "Property"); and

Whereas, the Sanxay-Gilmore House was built in 1843, is considered the oldest known residence in Iowa City, and is eligible to be designated an Iowa City Historic Landmark.

Now, therefore, in consideration of the City of Iowa City agreeing to release the Declaration of Restrictive Covenant recorded October 8, 2003, in Book 3652, Page 360 in the Johnson County Recorder's Office imposed on the real property commonly known as the Cannon-Gay House located at 32 Melrose Avenue, Iowa City, Iowa:

1. The undersigned, Board of Regents, does hereby impress upon the Property and upon the persons and entities who may hereafter have any interest in the Property, the following conditions and restrictions upon the future use of the Property:

The Sanxay-Gilmore House located on the Property shall be subject to Title 14, "Zoning Code," Chapter 3, "Overlay Zones," Article B, "Historic District and Conservation District Overlay," of the Iowa City Code, as amended, applicable to properties located within historic districts or designated a historic landmark.

2. This covenant shall inure to the benefit of and bind the successors and assigns of the undersigned owner of the Property and shall be deemed to apply to and run with the land and with the title to the land and shall be recorded in the Johnson County Recorder's Office at the owner's cost.
3. Upon execution of this Agreement, the City of Iowa City will execute and record at the owner's cost a release of the Declaration of Restrictive Covenant recorded October 8, 2003, in Book 3652, Page 360 in the Johnson County Recorder's Office.

Dated this _____ day of _____, 2025.

CITY OF IOWA CITY

By: _____
Geoff Fruin

CITY OF IOWA CITY ACKNOWLEDGMENT

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

This instrument was acknowledged before me on _____, 2025 by Geoff Fruin,
City Manager of the City of Iowa City.

Notary Public-State of Iowa

BOARD OF REGENTS, STATE OF IOWA ACKNOWLEDGMENT

By: _____
Mark Braun
Executive Director of the Board of Regents, State of Iowa

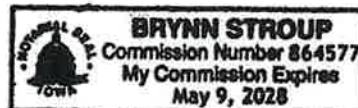
By: _____
David Kieft
Senior Director, University Business and Real Estate Business Services

BOARD OF REGENTS ACKNOWLEDGMENT

STATE OF IOWA)
) ss:
POLK COUNTY)

This instrument was acknowledged before me on October 10, 2025 by Mark Braun
as Executive Director of the Board of Regents, State of Iowa.

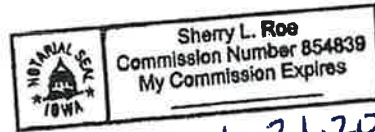
Brynn Stroup
Notary Public-State of Iowa



STATE OF IOWA)
) ss:
JOHNSON COUNTY)

This instrument was acknowledged before me on 2 October, 2025 by David Kieft
as Senior Director, University Business and Real Estate Business Services.

Sherry L. Roe
Notary Public-State of Iowa



March 21, 2027



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Resolution establishing a Sister City program framework for the City of Iowa City.

Prepared By:	Kirk Lehmann, Assistant City Manager
Reviewed By:	Eric Goers, City Attorney Geoff Fruin, City Manager
Fiscal Impact:	Membership to Sister Cities International: \$810.00
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:

In April 2024, City Council directed the Mayor and Mayor Pro Tem to explore establishment of a Sister City program for consideration by the City Council. This resolution proposes establishment of a nonprofit organization to manage program operations, including evaluating requests for new partnerships, coordinating exchanges, and making recommendations to the Iowa City Council. While the City would not provide financial or staff support, City Council will consider Sister City partnership recommended by said organization so long as it meets certain criteria established by Council to ensure accountability and alignment with community priorities.

Background / Analysis:

In April 2024, City Council directed the Mayor and Mayor Pro Tem to explore establishment of a Sister City program for consideration by the City Council. A series of meetings was held to provide input and refine program goals and structure, including:

- September 17, 2024: Council work session
- December 2, 2024: Stakeholder feedback session
- October 1, 2024: Proposed program discussion with stakeholders

The proposed Sister Cities program was developed based on input collected in these meetings, as well as through ongoing conversations. The program is designed to provide an avenue for interested residents and stakeholders to establish a volunteer-driven Sister Cities program while ensuring accountability and alignment with community priorities and minimizing burden to taxpayers.

A new nonprofit organization shall be established to manage the program, which may include reviewing and considering requests for new Sister City relationships, recommending Sister City partnerships to the Iowa City City Council, providing reports, and coordinating exchanges, programming, and partnerships. In turn, the City will maintain membership to Sister Cities International and will consider Sister City partnerships recommended by said

organization, so long as the following conditions are met:

- Said organization is legally established with 501(c)(3) status or is formally sponsored by a qualified 501(c)(3) organization.
- At least one current, sitting member of the Iowa City Council serves on said organization's Board of Directors as a voting member.
- Said organization provides its findings regarding the following review criteria for Council consideration:
 - Mutual Benefit: Opportunities for cultural, educational, economic, or humanitarian exchange that provide reciprocal value.
 - Community Engagement: Interest and capacity within the Iowa City community to actively support and sustain the relationship.
 - Geographic and Cultural Diversity: Efforts to maintain a balanced network of partnerships representing different regions and cultures.
 - Sustained Viability: Ability to support long-term collaboration through volunteer leadership, institutional partnerships, and community resources.
 - Alignment with City Values: Consistency with Iowa City's commitments to human rights, climate action, and global cooperation

The City shall not provide financial or staff support beyond the normal course of its duties. A majority vote of the City Council shall be required before the Mayor is authorized to execute any Sister City agreement on behalf of the City, and a majority vote of City Council may terminate any Sister City partnership. The program may be reviewed as new organizations are recommended by said organization.

Resolution No. _____

Resolution establishing a Sister City program framework for the City of Iowa City.

Whereas, Sister City partnerships promote cultural exchange, mutual understanding, and international cooperation; and

Whereas, the City of Iowa City values its history of fostering global relationships that benefit residents through educational, cultural, and economic opportunities; and

Whereas, Sister Cities International provides a network and resources that strengthen such partnerships; and

Whereas, in April 2024, City Council directed the Mayor and Mayor Pro Tem to explore establishment of a Sister City program for consideration by the City Council; and

Whereas, residents are interested in utilizing a nonprofit organization to manage program operations, including evaluating requests for new partnerships, coordinating exchanges, and making recommendations to the Iowa City Council; and

Whereas, the City must approve Sister City agreements by the signature of the Mayor following approval of a City Council resolution, which helps ensure accountability and alignment with community priorities; and

Whereas, this resolution establishes expectations and responsibilities for the City and said nonprofit organization which will guide when the City may consider Sister City recommendations from said organization.

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

1. The City of Iowa City shall establish and maintain membership in Sister Cities International upon interest in the community.
2. A nonprofit organization shall be established to serve as the operational manager of the Sister Cities program. Said organization shall be responsible for:
 - a. Reviewing and considering requests for new Sister City relationships.
 - b. Recommending Sister City partnerships to the Iowa City City Council.
 - c. Coordinating exchanges, programming, and partnerships.
3. The City shall not provide staff support to said organization, except for coordination consistent with ordinary City functions such as assisting with visitor tours of City Hall, scheduling presentation meetings, or facilitating use of City facilities.
4. Said organization is expected to provide the financial resources to support its efforts without using or requesting City funds. However, it is acknowledged that it has the right to request or apply for funds through established City avenues like any other organization in the community.
5. The Iowa City Council shall consider recommendations submitted by said organization

before any Sister City agreement may be approved. A majority vote of the City Council shall be required before the Mayor is authorized to execute any Sister City agreement on behalf of the City. The City shall only consider recommendations by said organization if the following governance requirements are met:

- a. Said organization is legally established with 501(c)(3) status or is formally sponsored by a qualified 501(c)(3) organization.
 - b. At least one current, sitting member of the Iowa City Council serves on said organization's Board of Directors as a voting member, ensuring alignment and communication between the City Council and the program.
 - c. Said organization documents its findings regarding Council's established review criteria noted below.
6. At the time of each new Sister City partnership recommendation, said organization shall provide a current letter verifying its 501(c)(3) status or sponsorship under a qualified 501(c)(3) organization
7. In reviewing potential Sister City partnerships, said organization shall consider and document in writing consistency with the following review criteria prior to submittal for Council consideration:
 - a. Mutual Benefit: Opportunities for cultural, educational, economic, or humanitarian exchange that provide reciprocal value.
 - b. Community Engagement: Interest and capacity within the Iowa City community to actively support and sustain the relationship.
 - c. Geographic and Cultural Diversity: Efforts to maintain a balanced network of partnerships representing different regions and cultures.
 - d. Sustained Viability: Ability to support long-term collaboration through volunteer leadership, institutional partnerships, and community resources.
 - e. Alignment with City Values: Consistency with Iowa City's commitments to human rights, climate action, and global cooperation.
8. Said organization is encouraged to provide reports to the City Council outlining its activities, partnerships, program outcomes, and its current Board of Directors. Said organization may be invited at the discretion of the Council to present updates.
9. The City Council may review this resolution and the Sister City program at the time of each new Sister City partnership recommendation to ensure continued alignment with community goals and international engagement priorities.
10. Any Sister City partnership may be terminated at any time following a majority vote of the City Council.

Resolution No. _____
Page 3

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

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

Attachments: [Vacancy Notice](#)
 [Board Demographics](#)
 [Attendance Sheet](#)
 [Application Coversheet](#)
 [Bedford, Alyssa - Application](#)
 [Bond, Athena - Application](#)
 [Endsley, Jeremy - Application](#)
 [Kiser, Stacy - Application](#)
 [McGrane, Jack - Application](#)
 [Medina, Isaac - Application](#)
 [Oliphant, Michael - 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, October 14, 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	Retired	Female	70	United States			No	Non-Hispanic		White
Thomas Rocklin	Full	1	6/30/2028	39	Retired from the University of Iowa	Male	69	USA						
Amos Kiche	Full	1	6/30/2028	34	Janitorial business owner & community researcher	Male	64	Kenya	Heterosexual	Christian	No	African	Male	Black
Sarah Murray	Unexpired		6/30/2026	9	Health Science Specialist	Female	37	United States	Straight		Yes	Non-Latino	Woman	White
Kyle Vogel	Full	2	6/30/2026	23	Broker/Property Manager	Male	49	United States	Heterosexual	Atheist	No	Caucasian	Male	White
Marcelo Aruani	Unexpired		6/30/2027	9	Architect	Male	42	United States	Heterosexual	None	No	Latino	Male	Arab
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.	5/16	6/13	8/19	9/16	10/21	3/24	4/21	5/19	6/16	7/21	8/18
Balde, Daouda	6/30/27	--	--	A	A	P	A	A	D	D	D	D
Borgen, Horacio	6/30/25	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	P
Kivarkis, George	6/30/27	--	--	P	P	A	P	P	P	P (zoom)	P (zoom)	*
Krotz, Karol	6/30/27	P	P	A	P	P	A	A	P	P	A	A
Murray, Sarah	6/30/27	--	--	--	--	--	--	--	--	--	P	P
Patel, Kiran	6/30/26	P	P	P	P	P	*	*	*	*	*	*
Pierce, James	6/30/26	P	P	A	P	A	*	*	*	*	*	*
Rocklin, Thomas	6/30/28	--	--	--	--	--	--	--	--	--	P	P
Szecsei, Denise	6/30/25	P	A	P	A	P	*	*	*	*	*	*
Vogel, Kyle	6/30/26	A	A	P	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: 09/02/2025

Application Deadline: 10/14/2025

Council Appointment Date: 10/21/2025

Name and Address
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
Kiser, Stacy 2606 Catskill Ct Iowa City IA 52245
McGrane, Jack 807 E Market St Iowa City IA 52245
Medina, Isaac 44 Post Rd Iowa City IA 52245
Oliphant, Michael 501 Southgate Ave Iowa City IA 52240
Vandyk, Finch 521 Bowery St Apt A 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

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.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. [Section 362.5 of the Code of Iowa](#) generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

List your answers here:

UnityPoint Health, North Liberty (employment) Johnson County Humane Society (previous board member/president)

Res. #22-78 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

☐ Yes ☒ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☒ Female

Age

30

Country of Origin

United States

Sexual Orientation

Straight

Religion

Do you have a disability

No

Ethnicity

Non-hispanic

Race

White

Gender Identity

Female

***NOTE:**

The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual [Council Members](#) to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☒ I Agree

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.

Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**
- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

☒ Yes ☐ No

Athena		Bond
First Name	Middle Initial	Last Name

First Name (Phonetic spelling)

Athena

Last Name (Phonetic spelling)

Eilers

74 Ealing Dr		
Home Address	Suite or Apt	
Iowa City	IA	52246
City	State	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	Home: (319) 800-1307
Primary Phone	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.

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

Jeremy Endsley

Age

48

Country of Origin

United States

Sexual Orientation

Religion

Do you have a disability

No

Ethnicity

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

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

Stacy

First Name

D.

Middle
Initial

Kiser

Last Name

First Name (Phonetic spelling)

StayC

Last Name (Phonetic spelling)

Kizer

2606

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?

1 year

Home: (563) 260-6083

Primary Phone

Alternate Phone

stacydkw@gmail.com

Email Address

Affordable Housing
Developer

Occupation

Boards & Commissions

Stacy D. Kiser

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 spent my entire career working in non-profit organizations. The last 14.5 years I have worked in affordable housing in the Quad Cities. My role as the executive director has included overseeing all of the property management, coordinating leasing, writing and managing 6 budgets, grant writing, purchasing properties, policy creation, starting a food pantry for housing tenants and the development and rehab of scattered site affordable housing. I have worked with tax credits, HUD and HOME funds for the past 14.5 years. Since 2023 I have written and received two tax credit/HOME fund awarded affordable housing projects. I have also worked with the City of Davenport and the public housing authority in Davenport for over 14 years. The best part of my job are the tenants that I serve and trying to do all that I can to ensure they have a wonderful affordable home. My job has not only included operations but fun tenant events, community meals and bringing education and events to our tenants to facilitate a wonderful all inclusive community. I have also served as the chair of the Quad Cities Housing Cluster for over 7 years- working on advocacy for affordable housing. In addition I am also on the Iowa Housing Partnership board to promote the preservation and production of affordable housing for all Iowans. My son and I moved to Iowa City last September and love our new community.

What is your present knowledge of each advisory board you are interested in?

My understanding of the housing commission is to work on policies, processes and funding decisions to make a positive impact for low- and moderate-income residents in Iowa City.

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:

N/A I work in the Quad Cities

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

47

Country of Origin

United States

Sexual Orientation

hetero

Religion

Christian

Do you have a disability

No

Ethnicity

Race

White

Gender Identity

Female

*NOTE:

The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual [Council Members](#) to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☒ I Agree

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.

Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**
- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

☒ Yes ☐ No

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 *

☒ 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.

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 of the University of Iowa

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

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

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

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?

Housing and Community Development Commission (HCDC) Board Member Information:
Eligible

Preference on first choice (If multiple boards are being applied for.)

Library Board of Trustees

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:

Being an attorney has allowed me to hone in my critical thinking skills, writing and speaking as well as attention to detail. I am comfortable navigating statutory and regulatory codes. Given these are transferable skills I am confident that I could put them to use in these boards and commissions. I am generally passionate about local governance and ensuring public trust in all governmental entities.

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 board and commissions,

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:

Malott Law PLC

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

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:**
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual [Council Members](#) to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☒ I Agree

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.

Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**
- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

☒ Yes ☐ No

Michael

First Name

N

Middle
Initial

Oliphant

Last Name

First Name (Phonetic spelling)

Michael

Last Name (Phonetic spelling)

Oliphant

501 Southgate 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?

30 years

Home: (319) 351-0326

Primary Phone

Home: (319) 351-0326

Alternate Phone

drakomno@gmail.com

Email Address

Artist, freelance
contractor, scrap metal
recycler.

Occupation

Boards & Commissions

Michael N Oliphant

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.)

HCDC

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:

My family own property in Northern linn county, I would help manage & maintenance if property. I was a contractor for big 10 rental, and have been carpenter, & general contractor.

What is your present knowledge of each advisory board you are interested in?

I have been homeless, & also been in the upper middle class. I have lived both inside community, & outside both figuratively and physically. I also wish to help my environment, home, & wildlife. To coexist both to improve & regenerate, wildlife, natural process. Also renewed stable food source & natural ones as well as safe alternative ones. Also to help people who wish to live indigenously in our community. For they should have a place where they can do so in the community, & have basic human needs met. Like, access to clean water, (without fluoride, lead, & so forth) & food. One should not be forced into wage slavery (get paid an hourly rate, lower then they're worth) or into doing dangerous jobs when we can have machines safely & effectively without one endangering one's life. Also would like to help community by giving community a safe place to express it's current, worries, wants, needs, & interests.

Michael N Oliphant

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 have interest in nonprofits however have no involvement in other then currently residing in 501 Southgate ave section 8 housing.

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

38

Country of Origin

United States

Sexual Orientation

Heterosexual (but, non sexual) feminine male.

Religion

Spiritual or Native American spirituality

Do you have a disability

Low income, & don't know how to ask for help.

Ethnicity

Ferrell human, or wild homosapiens

Race

Space ape, or RH- homosapiens.

Gender Identity

Feminine male, we all have both masculine & feminine qualities within, both inside and out.

*NOTE:

The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual [Council Members](#) to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☒ I Agree

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.

Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**
- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

☒ Yes ☐ No

Finch	A	Vandyk
First Name	Middle Initial	Last Name

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

521 Bowery	A	
Home Address	Suite or Apt	
Iowa City	IA	52240
City	State	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.

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 Crisis Services

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

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.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☒ I Agree



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

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

Attachments: [Vacancy Notice](#)
 [Board Demographics](#)
 [Application Coversheet](#)
 [Medina, Isaac - Application](#)

NOTICE

THE CITY COUNCIL OF IOWA CITY IS CONSIDERING APPOINTMENT TO THE FOLLOWING COMMISSION:

AIRPORT ZONING COMMISSION

One Vacancy: Six-Year Term
January 1, 2024 - December 31, 2029

- Duties of the Airport Zoning Commission are: to recommend amendments to the current Iowa City Airport Zoning regulations, including the repeal thereof.
- To recommend the adoption of new Airport Zoning regulations.
- The Board meets as required.

Iowa City-appointed members of the boards and commissions must be 18 years of age and live in Iowa City. The City of Iowa City encourages diversity in the appointment to boards and commissions.

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. **Vacancy open until filled.**

Questions about the Iowa City Airport Commission should be directed to Michael Tharp, Airport Manager at (319) 356-5045.

Airport Zoning Commission 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*
Mike Parker	JC Rep	Full	1	12/31/2028										
VACANT	IC Rep	Full	1	12/31/2029										
VACANT	Chair (apptd. by members)	Full	1	12/31/2030										
Rod Sullivan	JC Appt	JC		12/31/2028										
Anthony Gentile	IC Appt	Unexpired		12/31/2027	Since August of 2019	Attorney	Male	26	United States of American	Straight	None	No	White	Male

Please note: The information provided is the information provided on the application at the time of submission.

* Information is voluntary

Race*
Non Hispanic

Board/Commission Application Coversheet

Board/Commission: *Airport Zoning Commission*

One vacancy to fill a six-year term, January 1, 2024 – December 31, 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: 10/17/2023

Application Deadline: 12/05/2023 (Vacancy open until filled)

Council Appointment Date: 10/21/2025

Name and Address
Medina, Isaac 44 Post Rd Iowa City IA 52245

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

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?

Airport Zoning Commission Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Library Board of Trustees

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:

Being an attorney has allowed me to hone in my critical thinking skills, writing and speaking as well as attention to detail. I am comfortable navigating statutory and regulatory codes. Given these are transferable skills I am confident that I could put them to use in these boards and commissions. I am generally passionate about local governance and ensuring public trust in all governmental entities.

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 board and commissions,

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:

Malott Law PLC

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

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:**
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



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 21, 2025

Planning & Zoning Commission - One vacancy to fill an unexpired term, upon appointment - June 30, 2026 (Scott Quellhorst resigned). Correspondence included in Council Packet.

Applications must be received by 5:00 p.m., Tuesday, December 2, 2025.

Attachments: [Resignation Planning & Zoning Commission - Quellhorst](#)

Connie McCurdy

From: Anne Russett
Sent: Tuesday, October 14, 2025 11:39 AM
To: Connie McCurdy
Subject: FW: P&Z Resignation

Connie – See below on Scott's firm date.

Let me know if you need anything else.

Thanks, Anne

From: Scott Quellhorst <scott.quellhorst@gmail.com>
Sent: Tuesday, October 14, 2025 11:08 AM
To: Anne Russett <ARussett@iowa-city.org>
Subject: Re: P&Z Resignation



**** 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.

Let's do December 1.

On Tue, Oct 14, 2025, 10:02 AM Anne Russett <ARussett@iowa-city.org> wrote:

Hi, Scott –

Would you be able to provide me with a specific date regarding your resignation? The City Clerk's Office needs a firm date in order to notice the vacancy.

Thanks!

From: Scott Quellhorst <scott.quellhorst@gmail.com>
Sent: Thursday, October 9, 2025 3:39 PM
To: Anne Russett <ARussett@iowa-city.org>
Subject: Re: P&Z Resignation



**** 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.

I will defer to you as to what you think is best. I would be happy to do November 19 (but agree it likely doesn't make sense to hold a special meeting just for this) or December 3. Alternatively, if you would prefer to present it to the Commission on October 15, that is okay as well.

Thanks,

Scott

On Thu, Oct 9, 2025, 1:59 PM Anne Russett <ARussett@iowa-city.org> wrote:

We have a rezoning application that we need to get on the 11/5 agenda and the City Attorney's Office didn't want to have the memo on the same agenda as a rezoning. We could look to put it on 11/19, though? We could get a rezoning application, but at this point I don't think we'll have any cases for 11/19.

From: Scott Quellhorst <scott.quellhorst@gmail.com>

Sent: Thursday, October 9, 2025 2:56 PM

To: Anne Russett <ARussett@iowa-city.org>

Subject: Re: P&Z Resignation



**** 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.

Would you be open to moving the memo to the meeting after I return (November 5)? I think it will be a good opportunity to focus the commission on how they should approach the decision-making process. Thank you again for putting it together.

On Thu, Oct 9, 2025, 1:52 PM Anne Russett <ARussett@iowa-city.org> wrote:

Hi, Scott –

Thanks for letting us know. I appreciate the heads up and I appreciate your service on the Commission. Your legal background has been very valuable and it'll be hard to replace. I think you are the first and only lawyer I've worked with on the Commission!

Wish you best in Chicago!

I was planning on having the memos on next week. Do you want to plan to watch the meeting after the fact? Or if you just want to read the memos that will suffice, too.

Thanks, Anne

From: Scott Quellhorst <scott.quellhorst@gmail.com>
Sent: Thursday, October 9, 2025 11:26 AM
To: Anne Russett <ARussett@iowa-city.org>
Subject: P&Z Resignation



**** 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.

Hi Anne,

I am writing to let you know that we will be moving back to Chicago at the end of the year, so I will need to resign from the Planning and Zoning Commission. Please let me know how I can best facilitate a smooth transition. I would be happy to attend a couple of additional meetings to work through the

memo staff prepared and to elect a new chair. I will not be able to attend on October 15, though, as I will be traveling.

It has been a pleasure to work with you and your team. You have each displayed considerable expertise, and consistently been thoughtful, patient and prepared throughout your presentations. The people of Iowa City are very fortunate to have you.

Best,

Scott

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.