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

**Iowa City
City Council - Formal Agenda
Special Formal Meeting
December 9, 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 [International Human Rights Day](#)
3. Special Presentations
 - 3.a Presentation by Quality Pre-apprenticeship Program (QPP) Graduates
4. Consent Calendar – Approval of Council Actions (subject to corrections, as recommended by the City Clerk)
 - 4.a [Work Session Minutes: November 18](#)
 - 4.b [Formal Summary of Minutes: November 18](#)
5. Consent Calendar - Receive and File Minutes
 - 5.a [Climate Action Commission: October 6](#)
 - 5.b [Climate Action Commission: November 10](#)
 - 5.c [Historic Preservation Commission: October 9](#)
 - 5.d [Housing & Community Development Commission: September 15 \[See Recommendations\]](#)
 - 5.e [Human Rights Commission: October 28 \[See Recommendation\]](#)
 - 5.f [Library Board of Trustees: October 23](#)
 - 5.g [Parks & Recreation Commission: October 8 \[See Recommendations\]](#)
 - 5.h [Planning & Zoning Commission: November 5 \[See Recommendations\]](#)
6. Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)
 - 6.a Liquor License - Ownership Change
 1. Class C Retail Alcohol License for La Familia Ortiz Inc. (LC006027), dba La Rumba Latino Bar, 1859 Lower Muscatine Rd.
 - 6.b Liquor License - New
 1. Class E Retail Alcohol License for Crown Retail 2 LLC (App.0-009-275-207), dba The Crown Liquor & Smoke, 1910 Lower Muscatine Rd.
 2. Class E Retail Alcohol License for NG Stores LLC (App. 0-009-423-385), dba High Mart, 923 S. Riverside Dr.

6.c Liquor License - Renewal

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

6.d Tobacco and Device Retailer Permits - New

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

7. Consent Calendar – Resolutions and Motions

7.a October 2025 Disbursements

Motion to approve disbursements in the amount of \$20,432,627.34 for the period of October 1 through October 31, 2025, as recommended by the Finance Director subject to audit. Disbursements are published and permanently retained in the City Clerk's office in accordance with State.

7.b ICDD SSMID FY27 Preliminary Budget

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

Comment: Per the Operating Agreement between the Iowa City Downtown District (ICDD) and the City of Iowa City, the ICDD Advisory Board must hold a public meeting, consider approval of the preliminary proposed budget, and submit it to City Council by December 1 each year.

7.c So.6 SSMID FY27 Preliminary Budget

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

Comment: Per the Operating Agreement between the South of 6 Business District (So.6) and the City of Iowa City, the So.6 Advisory Board must hold a public meeting to consider approval of the proposed preliminary budget and submit it to City Council by December 1 each year.

7.d [Personnel Policies Update](#)

Resolution rescinding the 2024 Personnel Policies and adopting updated Personnel Policies.

Comment: The City's Personnel Policies have been recently reviewed and updated by staff and are now being presented for adoption by the City Council.

7.e [Storage Area Network Upgrade](#)

Resolution authorizing the procurement of equipment to upgrade the storage area network for ITS operations.

Comment: This Resolution will approve the Purchase of a PowerStore Storage system from CDWG to upgrade the existing Area Network System. This purchase will exceed the City Manager's spending authority of \$200,000.00 thereby requiring City Council approval. The City expects to expend approximately \$644,000.00 on this purchase.

7.f [Purchase of condominium unit at 4675 Herbert Hoover Highway.](#)

Resolution approving a purchase agreement for a condominium unit located at 4675 Herbert Hoover Highway.

Comment: Staff has negotiated a purchase agreement contingent on Council approval. This acquisition will add a 3-bedroom townhouse to the City-owned affordable housing portfolio managed by the Iowa City Housing Authority. The unit will be rented to households with incomes under 60% of the Area Median Income (AMI) at or below the Fair Market Rent of \$1,702. Because Housing Authority funds are being used for a portion of the purchase, Housing Choice Voucher households must be prioritized for tenancy. The purchase price is \$299,000.

7.g [Animal Care and Adoption Center Training Addition Project](#)

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for the Animal Care and Adoption Center Training Addition Project.

Comment: This item awards the contract for construction of the Animal Care and Adoption Center Training Addition Project. Five (5) bids were received prior to the November 19th deadline:

Bidder Name	City, State	Bid
Peak Construction Group	Cedar Rapids, IA	\$906,000
City Construction Group	Iowa City, IA	\$928,200
Garling Construction	Belle Plaine, IA	\$957,000
Tricon Construction Group	Cedar Rapids, IA	\$998,000
Swanson Construction	Bettendorf, IA	\$1,115,000
Engineer's Estimate		\$940,000

Peak Construction Group, Inc. of Cedar Rapids, Iowa submitted the lowest responsive, responsible bid. Staff recommends awarding the Contract for the base bid for the Animal Care and Adoption Center Training Addition Project to Peak Construction Group, Inc.

7.h [Terrell Mill Roller Park Project](#)

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the Terrell Mill Roller Park Project.

Comment: This agenda item awards the Terrell Mill Roller Park Project. Four (4) bids were submitted prior to the December 2, 2025, deadline:

Bidder Name	City	Bid Amount
Vieth Construction Corporation	Cedar Falls, Iowa	\$1,995,039.80
Triple B Construction Corporation	Wilton, Iowa	\$2,025,913.55
All American Concrete, Inc.	West Liberty, Iowa	\$2,314,894.56
Portzen Construction, Inc.	Dubuque, Iowa	\$2,406,118.36
Engineers Estimate		\$1,750,000.00

Vieth Construction Corporation of Cedar Falls, Iowa submitted the lowest responsive, responsible bid of \$1,995,039.80. Staff recommends awarding the contract for the base bid for the Terrell Mill Roller Park Project to Vieth Construction Corporation.

8. Consent Calendar – Setting Public Hearings

8.a [2026 Parking Garages Maintenance and Repair Project](#)

Resolution setting a public hearing on January 6, 2026, on the project manual and estimate of cost for the construction of the 2026 Parking Garages Maintenance and Repair Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Comment: This item will set the public hearing for the 2026 Parking Garages Maintenance and Repair Project. This project focuses on maintenance and repairs at the Chauncey Swan, Court Street Transportation Center, and Dubuque Street Ramps. The estimated construction cost is \$1,250,000 and will be funded by the Parking Fund.

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

Resolution setting a public hearing on January 6, 2026 on project manual and estimate of cost for the construction of the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

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

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

Resolution setting a public hearing for January 6, 2026 regarding the intent to enter into a Sharing and Indemnification Agreement with Johnson County to allow Johnson County Ambulance Service to store and operate an ambulance from Fire Station 2.

Comment: This agreement provides for an Johnson County ambulance to be located at Fire Station 2 in Iowa City. Adding this resource to the west side of the community will aid in the medical and trauma care of our residents. Because this agreement could be construed as a lease and leases greater than three years in length require a public hearing, a public hearing is being set.

9. Consent Calendar – Correspondence

9.a [Establish a "No Parking Here to Corner" parking prohibition on the west side of Westgate Street](#)

9.b [Installation of a "Stop" sign on High Street at the intersection with Morningside Drive](#)

End of Consent Calendar

10. 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.

11. Planning & Zoning Matters

11.a [Rezoning - West of Ava Circle and south of Kennedy Parkway](#)

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

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

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

12. Regular Formal Agenda

12.a Taft Avenue Reconstruction Project

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

Comment: The City of Iowa City must acquire right-of-way, fee title, permanent easements and/or temporary construction easements for the Taft Avenue Reconstruction Project. The Project generally includes the reconstruction of Taft Avenue from American Legion Road to Lower West Branch Road.

1. Public Hearing
2. Consider a Resolution

12.b Emergency Water Conservation Ordinance

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

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

12.c Trash Removal in Downtown Alleys

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

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

12.d Downtown SSMID Renewal

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

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

12.e [Burlington Street Bridge Replacement Project](#)

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

Comment: This agenda item approves the design concept for the Burlington Street Bridge Replacement Project. Specifically, staff is asking for confirmation of the design concept related to the bridge type, Burlington Street intersection improvements with adjacent streets, grade separated pedestrian crossings at the Burlington Street/Riverside Drive/Highway 1 and 6/Grand Avenue intersection, pedestrian and bicycle facilities on the Burlington Street bridge, Burlington Street dam safety improvements, roadway improvements to S Grand Avenue, and two-way traffic on Grand Avenue, Byington Road and Melrose Avenue.

12.f [Iowa City 2026 State Legislative Priorities](#)

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

Comment: Prior to the start of each State of Iowa legislative session, the City Council typically adopts state legislative priorities by formal resolution and communicates the City's positions on those issues to our elected delegation. The City's 2026 state legislative priorities are based on issues impacting the community and City Council priorities, including those reflected in their 2023-2028 Strategic Plan.

13. Council Appointments

13.a [Board of Adjustment](#)

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

13.b [Planning & Zoning Commission](#)

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

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

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

Public Art Advisory Committee - One vacancy for an At-Large representative to fill an unexpired term, upon appointment - December 31, 2027 (Rachel Kinker

resigned). Correspondence included in Council Packet.

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

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

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

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

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

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

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

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

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

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

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

Vacancies will remain open until filled.

16. City Council Information

17. Report on Items from City Staff
- City Manager's Office

- City Attorney
- City Clerk

18. Adjourn



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

International Human Rights Day

Attachments: [International Human Rights Day proclamation](#)



City of Iowa City PROCLAMATION



Whereas, December 10 marks International Human Rights Day, commemorating the adoption of the Universal Declaration of Human Rights (UDHR) in 1948, a landmark document affirming the inherent dignity and equal rights of all members of the human family; and

Whereas, the 2025 global theme, “Human Rights, Our Everyday Essentials,” reminds us that human rights are not abstract ideals but the foundation of daily life—shaping the ways we learn, work, speak, gather, worship, and live with safety, dignity, and opportunity; and

Whereas, this year also marks the 80th anniversary of the founding of the United Nations, created in 1945 in the aftermath of the atrocities of World War II and the Holocaust, with a mission to prevent future conflict and protect human dignity for all people; and

Whereas, the United Nations Association (UNA) emphasizes that economic, social, civil, and political rights are interconnected and universal, and that the security, well-being, and freedom of each person strengthens the well-being of every community; and


Whereas, Iowa City affirms its commitment to fostering a beloved community, grounded in equality, inclusion, justice, and respect, and recognizes that human rights work happens not only internationally but locally—through civic participation, education, community support, and standing against all forms of bias and discrimination; and

Whereas, the UNA encourages communities to take action by uplifting human rights in daily life, sharing stories of what human rights mean to them using #OurEverydayRights, making personal commitments to uphold the principles of the UDHR, and participating in programs that advance dignity for all.

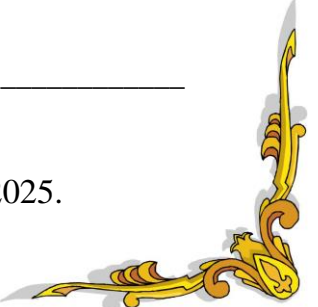
Now, Therefore, I, Bruce Teague, Mayor of Iowa City, do hereby proclaim December 10, 2025, to be

International Human Rights Day

in Iowa City, and I encourage all residents to join upholding the values of the Universal Declaration of Human Rights as we work together to build a just, peaceful, and inclusive community for present and future generations.



Mayor
Signed in Iowa City, Iowa,
this 9th day of December 2025.





CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Work Session Minutes: November 18

Attachments: [Work Session Minutes: November 18](#)



CITY OF IOWA CITY MEMORANDUM

Date: November 25, 2025

To: Mayor and City Council

From: Kellie Grace, City Clerk

Re: Council Work Session, November 18, 2025 – 4:00 p.m. at City Hall in Emma J Harvat Hall

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

Staff: Fruin, Lehmann, Goers, Grace, Caro, Hightshoe, Carter, Kubly, Rummel, Knoche, Havel, Sovers, McMahon, Cahill

USG: Martinez, Coy

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

1. University of Iowa Student Government (USG) Updates

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

2. Clarification of Agenda Items

No discussion.

3. Information Packet Discussion [November 6, November 13]

➤ November 6 – No discussion.

➤ November 13

1. (IP4 – Memo from City Manager: Sister City Appointment) Mayor Teague asked if the Council wanted to select a representative to serve until the organizational meeting on January 6th. Individual Council members asked questions and expressed their views.

Action: Mayor Pro Tem Salih was selected to be the City's Sister City Council Liaison with a formal vote to come at the January 6th organizational meeting.

2. (IP6 – Memo from City Clerk: Proposed Meeting Schedule, Jan-Dec 2026 [Direction needed for the Budget Review Work Session date]) Individual Council members expressed their views. City Manager Fruin and City Clerk Grace provided information.

Action: Council and Department Directors should mark their calendars for the operational budget presentation on Saturday, January 24th, starting at 8am.

4. Update on Housing Authority Planning

Neighborhood and Development Director Hightshoe and the following representatives from Baker Tilly: Caitlin Humrickhouse, Khala Stanfield, and Kaylin Nuss, presented a PowerPoint update on the Housing Authority's strategic planning and operating model. The project, funded through the Pro Housing grant, is evaluating organizational effectiveness,

financial sustainability, and pathways for the Housing Authority to internally develop and manage affordable housing outside of the traditional public housing program.

Baker Tilly outlined their four-phase planning process—stakeholder interviews, operational and financial analysis, strategic planning workshops, and development of final recommendations. From this work, they drafted new vision and mission statements, identified five strategic goals, and created initiatives to support them, including expanding family self-sufficiency programming, using specialty vouchers more effectively, strengthening financial management, improving technology, and exploring rebranding.

Individual Council members asked questions.

5. Food discussion

Emily Meister, Director of Community Impact and Engagement, United Way of Johnson And Washington counties and Nicki Ross, Executive Director Table to Table, presented information on Community Organizations Active in Disaster (COAD), a coalition of nonprofits, local agencies, and governments that coordinate rapid responses during community emergencies.

- Johnson County's COAD began after the 2008 floods, went dormant, and has been rebuilt over the past two years with a new shared leadership structure and specialized subcommittees.
- The recent SNAP crisis, affecting 10,000 Johnson County residents and \$1.7M in monthly food assistance, triggered a coordinated COAD and Food Access Network response.
- The Food Access Network—18 local partners including major pantries and Table to Table—provided unified guidance, shared accurate information, directed donations, and coordinated large-scale food distribution.
- During the three-week disruption, food partners saw:
 - 25% more food distributed
 - 15% more households served
- Ongoing impacts include:
 - Households falling behind on rent and utilities after shifting money to food.
 - Expected long-term increases in pantry use.
 - Additional strain from new SNAP eligibility changes beginning Nov. 1, especially affecting immigrant and refugee households.
- Partners will track data on rent assistance, utility shutoffs, and increased service demand in coming months.

Shannon McMahon, Communications Coordinator, reported strong community engagement in the Neighbors Helping Neighbors Food Drive, created to support local food pantries during the SNAP crisis.

- Collection bins were placed at multiple City facilities, including City Hall, libraries, recreation centers, and other public buildings.
- Grocery store collection events and park pop-up events significantly boosted participation, allowing residents to donate during routine errands or community activities.
- The drive gathered over 3,200 pounds of food, ranging from canned and shelf-stable goods to culturally preferred items requested by local pantries.
- An additional \$405 in monetary donations was received, enabling food partners to purchase high-demand items and fresh foods that are harder to collect through drives.

- Staff highlighted the strong turnout from both residents and City employees, noting that employee participation alone contributed a meaningful portion of the donations.

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

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

Adjourn 5:45 p.m.



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Formal Summary of Minutes: November 18

Attachments: [Formal Summary of Minutes: November 18](#)

**Summary of Minutes
November 18, 2025 - 6:00 PM**

Iowa City City Council formal meeting, held at City Hall - Emma J. Harvat Hall, 410 E. Washington St., Mayor Teague presiding. Council members present: Alter, Bergus, Harmsen, Moe, Salih, Teague, Weilein (via Zoom). Staff members present: Fruin, Lehmann, Goers, Grace, Caro, Knoche, Havel, Sovers, Hightshoe, Sitzman, Rummel, Kilburg, Fleagle.

1. Call to Order

2. Proclamations

2.a National Native American Heritage Month

Marie Krebs, Great Plains Action Society, and Abigail Escatel, accepting.

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

3.a Work Session Minutes: November 3

3.b Special Formal Summary of Minutes: November 3

4. Consent Calendar - Receive and File Minutes

4.a Airport Commission: August 14

4.b Airport Commission: September 11

4.c Civil Service Commission: November 3

4.d Planning & Zoning Commission: October 15 [See Recommendation]

4.e Senior Center Commission: September 18

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

5.a Liquor License – Refund

Refund an unused portion (\$609.37) of a Class C Liquor License for Los Amigos Grill Mexican Restaurant, Inc. (LC0051110), dba Los Amigos, 21 Sturgis Dr.

5.b Liquor License – New

- 1. Class E Retail Alcohol License for Mega Retail 2 LLC (App 0-009-369-878), dba Mega Retail 2 LLC, 2580 Moss Ridge Rd.**

5.c Liquor License – Renewal

- 1. Special Class C Retail Alcohol License for India Cafe Corporation (BW0091614), dba India Cafe, 227 E. Washington St.**

2. **Class E Retail Alcohol License for Iowa CVS Pharmacy, L.L.C. (LE0003814), dba CVS/Pharmacy #8539, 201 S. Clinton St.**
3. **Class E Retail Alcohol License for Hy-Vee Inc. (LE0003823), dba Hy-Vee Fast and Fresh #3, 1103 N. Dodge St.**

5.d Resolution approving applications for retail tobacco, tobacco products, alternative nicotine products, vapor products, and device retailer permits, as required by Iowa Code 453A.47A and Iowa Code 453E.3. [Urban Fuel Express, 2580 Moss Ridge Rd.] (Resolution 25-265)

6. Consent Calendar - Resolutions and Motions

6.a Resolution approving the City Street Finance Report for the fiscal year ending June 30, 2025. (Resolution 25-266)

6.b Resolution amending the budgeted positions in the Neighborhood Services Division of the Neighborhood and Development Services Department and the Administrative, Confidential, and Executive pay plan by adding one full-time Housing Financial Coordinator position. (Resolution 25-267)

6.c Resolution accepting the work for the 2023-25 Seeding – Dubuque Street, McCollister Boulevard, and Landfill Project. (Resolution 25-268)

6.d Resolution Approving Final Plat of Iowa City Industrial Campus – Part Two, a Resubdivision of Outlot “C” of Corrected Final Plat of Iowa City Industrial Campus Subdivision, Iowa City, Iowa. (SUB25-0004) (Resolution 25-269)

7. Consent Calendar - Setting Public Hearings

7.a Motion setting a public hearing for December 9, 2025 for an ordinance rezoning approximately 13.60 acres of property from Interim Development – Research Park (ID-RP) to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres for property located at west of Ava Circle and south of Kennedy Parkway (REZ25-0014).

End of Consent Calendar

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

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

The following individuals appeared: Megan Vollenweider, Alejandra Escobar, Tom Martinez, Ed Moreno, Clara Reynen, Newman Abuissa, Erica Finken, Abigail Escatel, Kim Long, Mary Gravitt.

9. Planning & Zoning Matters

9.a Resolution Approving the Preliminary and Final Plat of Cole Hill Subdivision, Iowa City, Iowa. (SUB24-0005)

Development Services Coordinator Sitzman presented a PowerPoint.

Motion to approve resolution 25-270. Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

10. Regular Formal Agenda

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

Economic Development Coordinator Kilburg presented a PowerPoint. Individual Council members asked questions. Betsy Potter, Executive Director Iowa City Downtown District and City Attorney Goers provided additional information. The following individuals appeared: Mary Gravitt, Clara Reynen, Karen Kubby, Cady Gerlach - Greater Iowa City Inc. Individual Council members expressed their views.

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

Motion to accept correspondence. Moved by Megan Alter, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

10.b Ordinance amending Title 9, entitled "Motor Vehicles and Traffic," Chapter 5, entitled "Parking Meter Zones and Parking Lots," Section 6, entitled "Penalties; Parking Tickets," to provide for an updated and streamlined process to appeal parking tickets and Chapter 9, entitled "Towing and Impoundment Procedures," Section 4, entitled "Impoundment for Accumulated Parking Violations," to increase the amount of accumulated parking fines that result in adding a vehicle to the impound list from \$50.00 to \$150.00. (Second Consideration)

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

Motion to pass and adopt ordinance 25-4970. Moved by Mazahir Salih, seconded by Joshua Moe. **Motion Passed. (7 Ayes)**

10.c 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. (Pass and Adopt)

Motion to pass and adopt ordinance 25-4971. Moved by Joshua Moe, seconded by Laura Bergus. **Motion Passed. (7 Ayes)**

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

11.a Climate Action Commission - One vacancy to fill an unexpired term, upon appointment - December 31, 2027 (Robert Traer resigned). Correspondence included in Council Packet.

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

Motion to accept correspondence from Robert Traer. Moved by Laura Bergus, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

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

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

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

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

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

Board of 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).

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

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

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

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

Vacancies will remain open until filled.

13. City Council Information

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

14. Report on Items from City Staff

City Attorney Goers provided information.

15. Adjourn

Motion to adjourn 7:07 pm. Moved by Mazahir Salih, seconded by Laura Bergus.
Motion Passed. (7 Ayes)

Mayor

City Clerk



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Climate Action Commission: October 6

Attachments: [Climate Action Commission: October 6](#)

MINUTES

FINAL

IOWA CITY CLIMATE ACTION COMMISSION OCTOBER 6– 4:00 PM – FORMAL MEETING EMMA J. HARVAT HALL

MEMBERS PRESENT: Michael Anderson, Emma Bork, Jamie Gade, Ben Grimm, Zach Haralson, Wim Murray, Michelle Sillman, Robert Traer

MEMBERS ABSENT: Nadja Krylov, Brinda Shetty, Angie Smith

STAFF PRESENT: Sarah Gardner, Diane Platte

OTHERS PRESENT: Grace Dillingham, Adam Swartzendruber

CALL TO ORDER:

Gade called the meeting to order at 4:00.

APPROVAL OF SEPTEMBER 8, 2025 MINUTES:

Minutes were corrected to reflect accurate attendance. Anderson moved to approve the corrected minutes, Sillman seconded, and the motion carried.

ANNOUNCEMENTS:

Action items from last meeting (staff): Commissioners were asked to provide prioritization scoring for transportation items ahead of this October meeting. Because a discussion was deemed to be useful, commissioners will also discuss scoring in today's meeting.

Recap of Climate Fest events: Gardner reported great attendance and participation. Tour of the solar array/solar art show was an especially popular event. Gardner noted solar array tours at the airport would help with public education ahead of future solar installations discussions.

Events:

- Volunteer Bike/Ped Count Data Share Out, Oct. 23, noon-1 p.m. on zoom
- Iowa Energy Summit, Oct. 29-30, Coralville Hyatt
 - Student-built house will be featured.
- Other events in the community (commissioners): none

NEW BUSINESS:

Presentation and discussion on small scale nuclear: Grace Dillingham, Adam Swartzendruber, UI engineering students

- Gardner introduced the topic by explaining that a small-scale nuclear reactor is not planned for Iowa City or anywhere nearby. Rather, the presentation was being offered for information sharing purposes only. It stemmed from a University of Iowa engineering and sustainability course that reached out during the spring semester to solicit topics for student research projects. Climate Action staff suggested information pertaining to small scale nuclear energy

would be useful, given rising interest by various utilities in exploring the technology. Dillingham and Swartzendruber took up the project and shared the results at the end of term, which highlighted key differences from prior nuclear generation technology and a comparative cost analysis to renewable energy sources. Staff invited the students to present the research to the commission in recognition of their work.

- Dillingham and Swartzendruber presented their research as summarized on the slides in the agenda packet.
- Haralson noted he appreciated the consideration of timeframe in the table shared in the slides and asked for clarification on the table comparing solar with and without storage. Haralson also asked about construction time for natural gas and Natrium facilities. Swartzendruber shared that the first TerraPower unit was originally slated to take two years to construct but is now slated to be completed in 2030 and that he could not speak to how long it takes to construct a natural gas plant. Gardner asked if the 2-6 year estimate was just construction time or if it include permitting time, and Swatzenruber confirmed it was construction only. Gardner shared that adding planning and permitting to construction can increase the timeframe to 8-10 years.
- Bork noted similar costs for nuclear and solar to construct but a significantly longer payback period for nuclear and asked what accounted for the difference. Swartzendruber answered ongoing labor costs to operate a nuclear generation unit result in the longer payback period.
- Sillman asked about safety features for extreme weather. Dillingham noted that the Natrium reactor is underground so less vulnerable to severe weather.
- Anderson asked if researchers explored politics and public perception of nuclear project in Wyoming. Dillingham responded that Terra Power has partnered with another energy company that possibly has more ties to Wyoming, but public perception was largely outside the scope of this research project.
- Gade asked about number of jobs created. Swartzendruber reported a team of 5 engineers plus 40-50 technicians would operate the Natrium facility.

Prioritization scoring of Accelerating Iowa City's Climate Actions Plan

- Gardner summarized items from the transportation section and commissioners offered scoring of action items relating to transportation.
- Gade asked if a reduction in parking tickets had been observed as a result of public transit being incentivized (TI-1) through Fare Free service. Gardner noted there had been a decrease in use of downtown parking facilities but would have to find out if a decrease in parking fines had also occurred.
- Haralson asked if UIHC would be strong candidate for eco-driving campaign (TE-2).
- Gardner noted the City is currently undertaking a parking study (TI-1, TR-1).
- Gardner explained that the participation of a Climate Action Commission member on the Comp Plan committee is the new interpretation of TR-2.

Angie Smith joined the meeting.

- Gardner noted an RFP to purchase more bus shelters was in the works (TPP-1). Haralson asked if Fare Free has produced uniform increases in ridership and whether a new Transit Study, post-Fare Free, may be needed. Gardner shared that some routes had experienced larger increases

than others, and that staff were tracking that data. She shared a new transit study would most likely not be undertaken until after the Transit Facility is built, around 10 years after the initial transit study.

- Haralson asked if purchasing more electric buses fits into the transportation set of goals. Gardner affirmed that bus purchasing falls under TCP-1, and City Council will soon be considering purchasing Gillig electric buses. Gillig is the maker of all of the other buses owned by the City. If approved, Gillig buses will probably be operating in the city in 2027.
 - Murray asked if other cities have also had issues with ProTerra buses. Gardner affirmed that to be the case and suggested that one of the functions of government is to experiment with new technologies to support their emergence in the market.
- Gardner asked about possibilities for Potential Objective/Target (Metric) for Tier 1 Item: *Partner with stakeholders to promote green building construction and rehabilitation*, sharing three possible options from the agenda packet. Commissioners discussed possibilities. Gardner asked if they would like time to consider the options and make a determination in the next meeting, when it might be possible to do so alongside a transportation-related metric. The Commission confirmed this preference.

PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA:

- None

RECAP:

Confirmation of next meeting time and location:

- Monday, November 10, 4-5:30 p.m. Emma J. Harvat Hall

Actionable items for commission and staff:

- Gardner will compile transportation scores and provide a matrix along with Objectives/Targets.

ADJOURNMENT:

Sillman moved to adjourn, Haralson seconded, and the motion carried. Meeting adjourned 5:24.

CLIMATE ACTION COMMISSION
ATTENDANCE RECORD
2024-25

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

December 9, 2025

Climate Action Commission: November 10

Attachments: [Climate Action Commission: November 10](#)

MINUTES

FINAL

IOWA CITY CLIMATE ACTION COMMISSION NOVEMBER 10 – 4:00 PM – FORMAL MEETING EMMA J. HARVAT HALL

MEMBERS PRESENT: Michael Anderson, Emma Bork, Jamie Gade, Zach Haralson, Nadja Krylov, Wim Murray, Brinda Shetty, Michelle Sillman, Angie Smith, Robert Traer

MEMBERS ABSENT: Ben Grimm

STAFF PRESENT: Sarah Gardner, Kendall McMullen, Diane Platte

OTHERS PRESENT: Audrey Wiedemeier, Katie Peterson

CALL TO ORDER:

Gade called the meeting to order at 4:01.

APPROVAL OF OCTOBER 6, 2025 MINUTES:

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

ANNOUNCEMENTS:

Action items from last meeting (staff): Gardner compiled transportation scores and provided a matrix along with potential Objectives/Targets.

Gardner introduced Kendall McMullen as the newly hired Climate Action Specialist.

No upcoming events reported.

NEW BUSINESS:

Resilience Hub pilot project update: Audrey Wiedemeier, Iowa City Bike Library. Wiedemeier summarized recent expansions to Bike Library programs and facilities.

- Working with Tim Dwight, 80 solar panels were installed on the facility roof. The system will be turned on after the installation of bollards in front of electrical panels. The bollards will be installed as part of a project to reduce asphalt and beautify the area in front of the building.
- A new mural serves as educational piece for water quality. It will be paired with 3,000-liter rain barrel/rainwater harvesting system for rooftop runoff to serve as a bike washing station. They are working with college of engineering students in a 2-semester project to boost water pressure via pedaling a bike which will reduce or eliminate need for cleaning solvents for bike washing.
- Future projects include adding a covered 16x18 bike parking area. Wiedemeier noted businesses often ask the Bike Library for bike racks.

- Other projects for 2026 include creating seating with raised beds, installing shade sails, installing an archway sculpture by an artist out of Cedar Rapids to show “Hub” built out of recycled bike parts. An unexpected indicator of success was contractors making personal donations to capital campaign.
- Traer asked if the Bike Library had a role in the Lower City Park bike tool installation. Wiedemeier answered no and Gardner affirmed the fix it station was installed by the City.
- Gardner noted the Bike Library has been a fantastic Resilience Hub partner, highlighting the outreach made possible by the Resilience Hub hangout during Climate Fest.
- Commissioners thanked Wiedemeier and praised Bike Library efforts, voicing support for continuing the Resilience Hub partnership.

Prioritization scoring of Accelerating Iowa City’s Climate Actions Plan

- For the purpose of the transportation metrics discussion, Gardner proposed and commissioners approved refinements of the wording of TR-2 and TCP-1 to reflect actions already completed.
 - Updated TR-2 from “Require climate change analysis for new subdivisions and rezonings” to “Include climate change considerations in comprehensive plan update and implement in new subdivisions and rezonings
 - Updated TCP-1 from “Establish an electric and fuel -efficient vehicle purchasing policy” to “Advance the electric and fuel-efficient vehicle purchasing strategy.”
- Commissioners discussed finalization of potential metrics for action items related to buildings.

Michelle Sillman joined the meeting.

- Anderson asked by what mechanism have builders gotten HERS ratings. Gardner described the grant program for builders which has incentivized obtaining HERS ratings.
- Shetty asked for clarification whether the objective is designed that 40% of buildings would get a 52 or better HERS rating or 40% of buildings would get a HERS rating. Gardner noted it could be defined either way; most builders who submit an application for a HERS rating are motivated to score 52 or better.
- Krylov asked if the builder community has its own momentum for continuing green practices. Gardner speculated that few would be getting HERS ratings without the City program, though the hope is that someday participation would be sustained by market forces.
- Anderson asked about a parallel incentive for remodelers. Gardner described PEARL, a program like HERS but for remodels. The City has a contact within the PEARL organization, and a presentation for the area remodelers association suggested that there is interest. With PEARL, the remodeler or realtor self-reports energy upgrades to the building, as opposed to the external audit process for HERS ratings. Because of this, defining targeted interventions would likely be needed, i.e. “If you put in a heat pump (or solar panels or other specific energy efficiency upgrade), the City will pay for the PEARL rating.” Gardner summarized with PEARL, there are more unknowns, but potential meaningful opportunities.
- Haralson described a logical order of focusing on PEARL first and then engaging realtors in both HERS and PEARL training later.
- Bork asked if PEARL would apply to apartments too. Gardner answered staff did not yet know enough about the program to be able to answer.

- Smith asked what types of homes are getting HERS ratings. Gardner reported HERS applies to single family homes, town homes, and duplexes and shared that staff have been tracking the return on City's investment as well as the data benefits. Gardner offered to provide commissioners with a more detailed report on the HERS program.
- Krylov asked if efficiency investments equate to a higher selling price the way kitchen remodels do. Gardner shared that conversations with builders and realtors suggest that historically this has not been the case and that of the values of the rating program is making energy systems more visible and valued by purchasers.
- Gade wondered if shifting to a target related to PEARL would mean letting go of something with HERS. Gardner noted that the HERS program would continue as is. The PEARL program likely would be designed in 2026 and would be ready to implement in 2027.
- Traer asked for additional details about who is served by each program. HERS applies to new construction, while PEARL applies to existing homes. The community's housing stock includes more existing homes than newly built homes, and existing homes are often more affordable.
- Krylov commented there is not much of a model for solar as resilience instead of solar as energy-savings. Gardner noted the City was recently awarded a grant for mobile solar, and the Student Build house for this year is going to be net zero.
- Commissioners decided to pursue as the 2026 target action "Initiate program for remodelers similar to HERS program for new construction."

Finalization of potential metrics for action items related to transportation

- Smith asked if the university would be the large employer for the target "Partner with area employer to install EV charging." Gardner shared that it would be unusual for a city grant to go to a state institution such as the university and offered to learn if this was simply a practice or a formal prohibition. She suggested other possible area employers who might be good candidates included Proctor and Gamble, as they were known to draw employees from surrounding communities. She shared that area employment data suggests 40,000 commuters come to Iowa City from outside the city daily.
- Gade and Shetty expressed interest in Targets 1 and 3: expand public EV charging outside of downtown ramps and initiate EV ambassador group that connects local EV owners with each other and interested residents.
- Haralson asked if DC Fast Charging might be a possibility under Target 1.
 - Gardner noted price differences: a data-collecting Level 2 charger costs \$10,000 but a DC Fast Charger generally costs \$50,000-80,000 and infrastructure upgrades may be needed beyond the equipment costs. DC Fast Charging is more likely than Level 2 charging to be serving people not from the community who are passing through quickly and generally regarded more suitable for siting along the interstate for that reason.
- Bork asked for clarification on the quantities attached to the targets, and Gardner explained.
 - Anderson voiced support for creating a community of EV ambassadors.
- Gade asked if the commission chose Target 3 but the Volkswagen settlement funding became available would the City still pursue grant funding for public chargers at parks and the airport. Gardner shared that would likely be the case but that choosing it as a target could make a stronger case for pursuing the grant and could help strengthen the application.

- Gardner offered that Target 3 could be structured as a soft launch for late in the year, tied to Climate Fest. Target 1 could be adopted in 2026, Target 3 could be researched in 2026 and launched more formally in 2027. Traer and Haralson voiced support for this idea.
- Bork asked what an EV ambassador group would look like, and Gardner described several possibilities, including a coordinated social media page to share resources and ideas and/or a group with regular in person meetings to connect and plan events.
- Consensus formed around focusing Target 1 this year and doing setup for Target 3.
- Krylov spoke to non-EV-related transportation emission reduction strategies, and Gardner affirmed that this effort was meant to attach a target to the top priority item but that efforts such as Bike to Work Week outreach and Fare Free engagement would continue, as would the other action items.

Preliminary review and scoring of action items related to adaptation was shifted to the December meeting due to time constraints.

Commissioners agreed to a plan to host future meetings in the City Managers conference room rather than Council Chambers.

PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA:

- None

RECAP:

Confirmation of next meeting time and location:

- Monday, Dec. 1, 4-5:30 p.m. Emma J. Harvat Hall

Actionable items for commission and staff:

- Commissioners will consider potential nominees for chair and vice chair for next meeting.
- Gardner will work with the Climate Action Analysts on preparing a HERS program report for February meeting.

ADJOURNMENT:

Shetty moved to adjourn, Smith seconded, and the motion carried. Meeting adjourned 5:26.

CLIMATE ACTION COMMISSION
ATTENDANCE RECORD
2024-25

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

December 9, 2025

Historic Preservation Commission: October 9

Attachments: [Historic Preservation Commission: October 9](#)

MINUTES
HISTORIC PRESERVATION COMMISSION
OCTOBER 9, 2025 – 5:30 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL

APPROVED

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

MEMBERS ABSENT: Carl Brown, Ryan Russell

STAFF PRESENT: Jessica Bristow, Anne Russett

OTHERS PRESENT: Andy Martin, Frank Durham, Alex Andino

CALL TO ORDER:

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

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

None.

CONSENT AGENDA – CERTIFICATE OF APPROPRIATENESS:

HPC25-0054: 622 North Van Buren Street - Brown Street Historic District (rear deck demolition and door to window alteration):

Bristow stated she emailed everyone about how a consent agenda works. This project will not be presented in order to keep things moving. This is a project where it complies with the guidelines completely, so we can answer any questions but otherwise the Commission will make a motion, discuss if needed, and then vote.

MOTION: Thomann moves to approve a Certificate of Appropriateness for the project at 622 North Van Buren Street, as presented in the staff report, which includes the removal of the rear deck and staircase and the replacement of the associated door with a window.

Villanueva seconds the motion.

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

CERTIFICATE OF APPROPRIATENESS:

HPC25-0030: 317 Fairchild Street-Northside Historic District (metal roof replacement and Yankee gutter removal):

Russett stated this is a proposed roof replacement project on a house that was built between 1907 and 1912 and incorporates aspects of the Queen Anne style and the American Foursquare style. This project is a replacement of a deteriorated metal roof with architectural asphalt shingles and the removal of internal gutters and their replacement with external gutters. Russett shared some photographs to show the deterioration of the roof.

In terms of the guidelines, the guidelines recommend repairing original built in gutters but there is an

exception in the guidelines to remove original gutters that are unable to be repaired. In terms of mass and roof lines, the guidelines recommend preserving historic trim, and in terms of metal roofs they are recommended to be repaired, but on a case by case basis, the Commission can consider their removal and replacement with an approved alternative material due to deterioration, which is the case here that the roof was determined to be too deteriorated to be repaired by Pardekooper Construction and they recommend replacement. Mr. Pardekooper has experience painting and repairing metal roofs, but he took a look at the roof and said it was too far gone to repair. Russett noted the removal of metal roofs will remove the internal gutters, which cannot be constructed in the same way with new roofing materials, even true for a new standing seam metal roof. The interior gutters on the rear portion of the house will be removed with the roof material and external gutters would be installed and staff finds that the removal of the internal gutters on the rear projection does not impact the historic character of the house. The internal gutters on the east projecting bay and front porch will not be removed.

Staff recommends approval of the Certificate of Appropriateness for the project at 317 Fairchild, which includes the replacement of a metal roof with architectural asphalt shingles and the removal of the internal gutters on the rear of the house through the use of an exception.

MOTION: Wagner moves to approve for a Certificate of Appropriateness for the project at 317 Fairchild Street, as presented in the staff report, which includes the replacement of a metal roof with architectural asphalt shingles and removal of the internal gutters on the rear of the house through the use of an exception to the guidelines to allow the removal of the internal gutters.

Villanueva seconded the motion.

Thomann understands these are old roofs and they get beyond repair, but it does make her sad and she feels like a lot of these gutters could be repaired. She acknowledged they are going to a different material, so this gutter is not going to function the way it may be originally did, but it makes her disappointed. However, because staff is recommending approval, she is comfortable with that.

Burford stated he is happy that it's in the rear of the of the property.

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

HPC25-0050: 721 Grant St - Longfellow Historic District (rear demolition and new addition):

Bristow stated this house is a bungalow and a couple of years ago they had gone through an approval process for an addition on the back of the house. The house was built in 1923 as a side gabled roof with a shed roof dormer on the front. On the back, is a similar shed roof dormer as well as an addition from about 1960 with an entryway to that area that's been enclosed. The plan is to remove both the addition and the enclosed entryway and to create a new addition on the back of the house with a stoop and step that is no longer enclosed. Bristow noted one of the main points with this particular project is they have a very large old oak tree, and similar to the previous project that was approved, the goal is to avoid disturbing the roots of the tree and not damage it so that it would have to come down. Therefore, this addition will not have a typical foundation and instead it will be constructed on helical piers that will be screwed into the ground, and that basically distributes the weight through the piers and helps to avoid damaging the roots. Bristow stated one of the exceptions that was approved in the past, that staff recommends approving here as well, is to create a foundation that appears similar to the house instead of matching the foundation on the house, and that's to protect the oak tree.

Bristow shared images of the house plan and the portion that will be removed and the new addition. She noted it is basically a kitchen addition with a couple pairs of windows on the west wall and a couple

pairs of windows and a door on the north wall, as well as the stoop and step. The roof will tie into the down slope of the rear portion of the gable and it'll come up just a little higher on the wall of the dormer than the existing addition, but it will match the slope of the dormer roof above. Bristow pointed out the stoop and step are not covered by the roof, the roof overhang is 2' and the stoop and step will project beyond that. Bristow shared the site plan details and elevations noting a big two car garage and that all of the area up against the house is paved. Bristow pointed out in the staff report that most of the windows are individual on this house, the front pair is a pair of windows which makes it more architecturally significant. On the south side of the addition they have proposed to not have any windows, on the west facing wall they have proposed two pairs of windows and will retain the window in the back wall of the house. On the north elevation they can see the stoop and step, the entry door and one of the pairs of windows, and again on the south wall of the new addition they're not proposing any windows.

Bristow stated there are numerous guidelines that relate to this project, there are guidelines about the stoop and step and the baluster and handrails, there are guidelines about adding new door openings and trimming them to match the existing ones and also there is a guideline about the material for doors, and typically they don't approve metal doors, they approve either a wood door or a fiberglass door that could be painted in replacement for wood. Mass and roof line guidelines recommend preserving the original roof pitches and spans which will be preserved in this case and preserving the original walls and vertical corners that define the massing of a building, which will also be preserved here. For siding the applicant has proposed a cement board or LP and the house has mitered corners in the siding so staff worked with them so that their drawings include aligning the lap and the addition will also have those mitered corners. Regarding windows the guidelines recommend matching the overall appearance of the historic windows, which is what the applicant has proposed, adding new windows in a location that's consistent, using wood or metal clad wood, and then there is a guideline about the simulated divided lights. Matching key horizontal lines in the building is one guideline that is reviewed in additions and they look at the eave line, window heads, windowsills, etc.

Bristow shared more guidelines about additions, making sure that the wall areas and the roof pitches and spans are all consistent with the existing building. In this case the addition's roof line will match the slope of the dormer above. Constructing roof overhangs and soffits and eaves so that they match. She stated it is noted that one of the things that is disallowed is leaving large expanses of wall surface uninterrupted by windows and doors and that's because a lot of modern homes have windows on the back and in the front and nothing on the side, but that is not the case in a historic house, historic houses have windows on all sides in order to take advantage of natural light, being able to look across backyards, and in order to avoid having a large expanse of wall that is completely unadorned.

Bristow stated there are two exceptions they need to utilize for this addition, and they were both also used for the previous approval. First is the one about foundations, where it's acceptable just to match the color and in this case they would be using a material to make a fake stucco to be similar to the stucco foundation on the house. The other exception allows for additions on the back of a house to not necessarily replicate all of the trim details but would still expect them to have the basic details like frieze boards at the top of the wall. However, this house actually has brackets and they're not proposing to add that here because it is just a one story addition and the brackets seen on the house are up on the main roof and on the dormers. Staff does recommend moving the north wall in so that the stoop terminates before the corner, partly because of the big two car garage and a bunch of pavement, and that the pavement goes right up to the house, but also to avoid having that stoop and step project beyond the side of the house. Also, currently the drawings show the eave height of the addition is higher than the eave height on the main roof so staff would recommend that it was dropped slightly so that the eave fits with the window head and everything is similar to what is on the main house. Staff also recommends that the south wall incorporates a window or two. Bristow also noted all of the

windows that are shown on the addition are paired windows and on the house they only have one paired window on the front, which is architecturally significant, but the rest of the house is all individual windows, so staff would recommend that that window patterning is what is matched in the addition to comply with the guidelines.

Bristow stated the staff recommendation includes conditions that would alter the project to comply with the guidelines so the Commission can pick and choose or do however they wish with those conditions.

Andy Martin spoke as the contractor on the job and admittedly it may not be the way things were done 150 years ago or whatever, but the floor plan is driven by the internal workings of the house. So in order to get the space they needed in the new kitchen they had to push that window over towards the driveway side and then also that's the reason they don't have windows on the south wall, because it would really disrupt the floor plan and the way they intend to use the house. Martin also noted the new addition will stick out another foot or two from what the old addition but from the street they're not going to see this addition and that's why they were hoping to get some leniency on this, again it will greatly affect the way they can use their home and the floor plan that they've laid out. Martin stated he doesn't think it's going to affect the character of the neighborhood, all the neighbors directly to the south will be able to see that, but they've been looking at that view for 65 years or whatever and have seen an addition with no windows on it, so it's not going to be a major change for them. It'll actually be an upgrade because there'll be a nicer space, the siding will look better and the structure will be nicer, but it won't severely impact what they're used to seeing.

Lewis asked if putting a window on the south side, to not have just a blank wall, how would that influence how they use the space. Martin confirmed it would due to the way the kitchen is laid out. If they were to put a window in there, they would have to move the stove, and that would probably affect the island and would take away some cabinet space.

MOTION: Beck moves to approve a Certificate of Appropriateness for the project at 721 Grant Street as presented in the staff report through the use of exceptions to the guidelines for the foundation and simplified trim with the following conditions:

- The north wall is set in so that the stoop and step terminate before the corner of the house.
- The eave height is lowered to match the house.
- Windows are added to the south wall of the addition.
- Windows are revised to reflect the window patterning on the historic house.
- Window and door product information is submitted for review.

Villaneuva seconded the motion.

Thomann noted they've had projects that have used a fake window before.

Villanueva stated to her it is not that big of a deal if that south wall doesn't have a window, if it's possible to do fake window, she is all for it but out of all these adjustments that one is very low on the list.

Burford stated it is offset by the fact that there would no longer be the two skylights, which are not historic and not terribly esthetic, so there's a tradeoff there.

Wagner noted going back to the number of windows, there are now four windows and if they reduce the two on the west side to one each, down to two total, and put one on the south side, they'd have three windows instead of four, which would free up wall space for cabinets. He noted the concern about what is seen from the street, that eave height in the back might not be such a big deal to match the house, because they really might not see but the window patterning, and the window on the south wall, he thinks they'd want to have a window in the south wall for morning light, especially since they are getting rid of the ones that are in the ceiling.

Lewis agrees that it's not super visible from the street and they make a lot of judgments based off of that. He questions the stoop and step and is there anything in the guidelines that says the stoop and step must be set or is this just a concern of visibility. Bristow noted generally if they have an addition, they want the whole thing set back so that they aren't seeing a tiny portion of it projecting beyond the house. She can think of an addition on College Street that was approved, but that was case where there was no driveway and they had an alley garage, but that addition was set in maybe 18 inches and then they had a stoop and step that projected out. She acknowledged they have approved additions or stoop and steps that project in the past. Lewis stated as long as the main part of the addition is set in, but the stoop and step aren't, and if it doesn't actually violate the guidelines, it's okay.

Villanueva noted the concern would be when they walk past it, what would they see. For her it wouldn't bother her if she was walking past and saw a stoop and step hanging out a little bit.

Thomann asked what balustrade or railing would they see from the side. Bristow stated it would look just like any stoop and step that is approved, the railing would need to follow the guidelines and under the stoop there would be a post aligned with the railing post above. Thomann asked if there would be a roof covering. Bristow noted on the drawing they're putting on the new addition a 2' overhang to match the main one on the house so it would cover a portion, but it won't cover the whole stoop and step.

Villanueva asked if they did not approve the exception, would the stoop and step have to be 2' smaller. Bristow stated they would have to move the wall in 2' because code wise they couldn't make the stoop smaller.

Bristow stated typically, they would require a post in the railing, even though it is not drawn that way, and they would also require that there's a corresponding post below that, and the space would be enclosed with skirting, which is required to match the skirting on the front of the house. Those are all parts of the guidelines that go with stoops and steps.

Lewis stated then the major concern would be the window on the south side of the house, and the windows overall because one of the conditions is to make them single windows instead of twin windows.

The Commission discussed the conditions on the motion.

Beck amends the previous motion to remove the first two conditions.

AMENDED MOTION: Beck moves to approve a Certificate of Appropriateness for the project at 721 Grant Street as presented in the staff report through the use of exceptions to the guidelines for the foundation and simplified trim with the following conditions:

- Windows are added to the south wall of the addition.
- Windows are revised to reflect the window patterning on the historic house.
- Window and door product information is submitted for review.

Villanueva seconds the amended motion.

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

HPC25-0056: 415 Clark Street- Clark Street Conservation District (new garage):

Bristow stated this is a regency style home, which is actually very rare in Iowa City, it has a low, moderate hipped roof. It has quoins, which historically would be stone and are meant to reinforce the corners but here it's just for style. There's lap siding below a smooth pseudo stucco kind of finish on the second floor. On the upper level there are some arched wall dormers, two on each wall all the way around the house, and the entryway has a little copper hood. This house does have a historic garage that was built at the same time, but it's just a small one car garage, and the applicant is wanting a larger garage. Bristow explained it is not possible to expand the existing attached garage to the north, because the property line is much closer than the fence that is there. She stated they always in preservation like to try to keep the historic garage if possible, so the proposal is to leave it and retain it as a garage and to build a second garage in the backyard.

In 2005 the Commission approved an addition, it has a similar hipped roof and while the house has a very small eave overhang which is very indicative of this Regency style, the addition has a little bit larger overhang because they like to build overhangs in modern properties for shade and to prevent as much water from running down the wall.

The plan is to add a curb cut and driveway that goes along the south side of the property and to place a garage in the back corner of the property. Bristow stated they typically don't necessarily approve a second curb cut on a property and tend to prefer to have one or have a garage entered off an alley. However, in this location there is no alley and the only way to save the existing garage is to add a second curb cut. Bristow also noted putting the garage in the back corner of the property will minimize its impact on the neighborhood as it's a large lot. The proposal is a two story garage, they plan to have a recreation space above, the bump out on the north side is where the stairs are to the upper level. The garage will include wall dormers to match the house. She stated it has a complicated roof, with the bump out, but staff will support that design decision because it helps minimize the size of everything and won't compete with the house. Bristow shared the rendering of the garage noting a very wide eave overhang shown so staff does recommend that it is reduced, not to the point where it matches the lack of overhang on the house, but at least reducing it down so that it's similar to the other addition, or even smaller, which will help with the gutter situation and the downspouts and how they come out. The existing historic garage has a flat roof with a terrace on it, which is an alteration, the new garage will be sitting down a little bit lower than the house which helps minimize its presence. They've included three wall dormers on the front facade of the garage, which is more complicated than the house, which only has two, so part of the recommendation is to reduce it so that they're not competing with the house and making something that's more elaborate.

The products they will be using for the new garage are a smooth Hardie board siding, the lap would match the house, which is fairly wide, it would be mitered at the corners. They have chosen an overhead door configuration that is generally approved. It would have composite overlay squared windows, the windows on this project are a vinyl window and because this is a conservation district, there is an exception to the guidelines to allow a vinyl window on an outbuilding in a conservation district. Bristow stated one of the things included on the back of the garage are two pairs of sliding windows and sliding windows are actually a modern window type that is disallowed in the guidelines. Also, on the drawings they have shown a door that looks like a craftsman door and that's not considered appropriate for a Regency style home, it's more in the Colonial Revival style of architecture.

Bristow shared some examples from a reference book of some typical Colonial Revival styles and what staff would probably recommend, a crossbuck pattern in the lower portion for a garage. Another thing they typically approve for garages is a basic historic back door, which is a half-light two panel door, and that is very similar to what they are proposing, only this would be glass with two panels instead of one. The guidelines state matching the trim, substituting wood, and the same with the siding.

Regarding the site and landscaping and the parking and curb cut it talks about making sure that they're parking back behind the house and this project would comply with these guidelines. The second curb cut is the only thing that's not something normally approved but is recommended here. Bristow did point out there is a limit on how wide a driveway can be until back behind the house, a maximum of 8' to 10' wide. Windows are generally relatively small and rectangular, but in this case they're making something that's more similar to a carriage house, and so they're matching the windows on the house.

Again, staff would like to see the front facade reduced to just two wall dormers instead of three, if they wanted more light staff would approve a skylight on the garage. Also, the guidelines disallow the use of modern window types so staff recommends that on that west side those two bands of sliding windows are changed to either the typical rectangular garage window, which could be fixed or operable, depending on if they want, or just match the other windows. Staff would also need to approve the vinyl windows through an exception, and that exception is written into the guidelines. Staff recommends reducing the eave overhang to 1' or so instead of what they have and also changing the passage door from a craftsman door to more suitable Colonial Revival door.

Staff recommends approval a Certificate of Appropriateness for the project at 415 Clark Street as presented in the staff report with the following conditions:

- The vinyl-clad windows are approved through an exception to the guidelines.
- The west-facing windows are revised to windows that comply with the guidelines.
- The eave is revised to a 1' overhang and reduced to two dormers in the front façade.
- The passage door is revised to a Colonial Revival Style.

Burford asked what the advantage of vinyl clad windows is it simply cost. Bristow replied, initial cost because they wouldn't last as long.

Thomann noted they don't consider the interior but is the top space a recreational area or is this an accessory dwelling unit. Bristow stated they have not given any indication that they are going to do an accessory dwelling unit, but they probably could and go through a zoning code review to do so.

MOTION: Wagner recommends approval a Certificate of Appropriateness for the project at 415 Clark Street as presented in the staff report with the following conditions:

- The vinyl-clad windows are approved through an exception to the guidelines.
- The west-facing windows are revised to windows that comply with the guidelines.
- The eave is revised to a 1' overhang and reduced to two dormers in the front façade.
- The passage door is revised to a Colonial Revival Style.

Burford seconded the motion.

Villanueva stated this house was in the Parade of Homes a few years ago and it was gorgeous on the inside.

Lewis noted the front of the house has two dormers and a circular window, would it be possible to mimic that in the new garage, they would still get three windows but only the two dormers. Bristow thinks they would not want that because they would want it to be simpler than the house. The staff recommendation is since they have a very large elaborate carriage house to simplify it so that it avoids competing with the house. The guidelines state to always have the garage or carriage house to be subordinate to the house.

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

HPC25-0060: 332 North Johnson Street - Goosetown/Horace Mann Conservation District (rear porch demolition and new addition):

Bristow stated this is a very old house built in the 1880s and originally it was just a portion of the size it is now, it was basically what was called a hall and parlor type of house, it had two rooms and that's it. They added an addition behind the north half at an unknown date, and then before 1899 they added another addition per the Sanborn Historic Fire Insurance Maps, a very Victorian addition. They basically had a very simple Goosetown cottage, and they added a hip roof Victorian addition to it. On the back of the house there used to be an open area that was an open porch but that was enclosed by 1899, and then someone added a poorly constructed open porch on the end of that and didn't have proper support for the columns, and the columns aren't really the right style, etc. Bristow stated this house is clad in asbestos siding, and after staff got further photos to review, she thinks that it might be the case where this house actually does not have siding under the asbestos, which would be rare. She noted the reason for that thinking is because of the relationship between the trim and the asbestos, the trim still projects beyond the asbestos, similar to the way it would with the original siding, meaning that maybe there's not room for siding under there. Bristow noted with an addition they always like to match the historic siding on the house, and they will be removing some of the asbestos in order to do this addition, so staff has the general recommendation to match the historic siding however, if there is none, then they would just follow the guidelines, which ask for a three to five inch lap siding, and corner boards and typical trim. They would probably be able to tell what was on the house once they see the nailing pattern and stuff underneath, it could have been a shingle siding or something and maybe that's why they removed it, if they did.

Bristow stated they are changing the layout, removing a wall and that porch, and expanding to make it into a sunroom with a new roof over the whole thing. The sunroom would have two windows on each side and a passage door and the addition would have a flat roof matching the eave height of the existing roofs.

This is again the same guidelines as for other additions. Of note is the fact that this was enclosed by 1899 and there is a historic corner of the house still there, typically with an addition they are looking at retaining those corners and will set the addition in. However, to do that on such a small house would mean that they would have to shift the whole hallway over and lose important space on the inside, so staff does recommend that guideline about retaining the corner in this case is allowed to not be complied with, basically because it is such a small space. Regarding the guidelines about siding and windows Bristow reiterated the analysis on this is basically allowing it to align with the corner, knowing that they will match a historic siding if they can, and use a three to five inch lap siding if there is none. Also, instead of trying to match the existing roofs staff is recommending a flat roof on this addition which will allow all of the roofs to drain out towards the east. This house has individual windows, the Victorian addition has some paired windows on the front, because this is very small house and they're creating a sunroom, staff does recommend that they allow the windows on each side of that sunroom to be paired. The applicants originally had a craftsman door but staff recommends a half-light, two panel,

basic door and they have revised their drawings to show that.

Staff recommends approval of a Certificate of Appropriateness for the project at 332 North Johnson Street, as presented in the staff report, with the following conditions:

- The door is revised as a half-light door.
- The flat roof is membrane is gray.
- The trim condition matches the existing house.

Bristow noted the top condition has already been met, so they don't need to include that condition to revise the door.

Villanueva asked why the roof is gray. Bristow explained this house has some shingles and some metal roof. It's in a conservation district and they don't review changing roofs in conservation districts. The owners do plan to re-roof the entire house but that's not something that staff would review because it's a conservation district. For the new roof they're using a roof membrane that comes most often in a white color, and staff doesn't recommend using white because of how reflective it is and how it stands out, instead recommending using either a gray to match what a metal roof would look like, or black because it tends to not draw attention to itself.

MOTION: Burford recommends approval of a Certificate of Appropriateness for the project at 332 North Johnson Street, as presented in the staff report, with the following conditions:

- The door is revised as a half-light door.
- The flat roof is membrane is gray.
- The trim condition matches the existing house.

Villaneuva seconded the motion.

Lewis noted a concern with saying it's small so therefore let's not follow a guideline.

Burford noted the additional windows seem appropriate for a sunroom, it makes sense.

Villanueva likes that it's going to be a sunroom but is still following the guidelines of adding the more historic windows.

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

HPC25-0064: 409 South Summit Street - Summit Street Historic District (roof cladding replacement and Yankee Gutter removal):

Bristow stated this is a Victorian house built in the early 1890s with a front porch that wraps around and a high gable roof. Similar to the earlier project, they have what's basically called a Yankee gutter which is a gutter that is built out of the metal roof material in the slope of the roof. If they were to replace this roof with modern materials the only way that they could make this kind of gutter would be a very labor intensive stainless steel, hand soldered, welded together pieces and it would be very expensive and complicated, therefore staff has determined that it's not possible to make a Yankee gutter in modern roofing materials that's cost effective anymore. In addition to the Yankee gutter, which is all on the historic portion of this home, this project is also about the crown molding that is at the eave edge. Bristow also pointed out they do have an internal gutter on the flat roof of the front porch, but that is a

more traditional internal gutter that can be repaired, they can replace the pans or put a membrane roof over them as a temporary, or short life span repair. On the back of this house is a two story flat roof addition which ties in with some of the metal roof. Staff has been working with this owner for quite a few years, tracking down people who might be able to repair or even replace this roof with a matching material and it was just completely not cost effective. Bristow shared photos of the house and roof and noted the damage and deterioration over time as the water gets in and has been running into the roof framing and into the crown molding and the fascia. This project proposes to retain the porch roof gutters per the guidelines.

Again, this is a situation where they do not have the option of maintaining metal roofs rather than replacing them. All of these roofs were wood shingles before the metal roofs became popular and were used so Bristow is sure they're going to find multiple layers of wood shingles under this metal roof when they take it off. The existence of the wood shingles is part of the reason why they do allow an asphalt shingle roof as a replacement for a metal roof, and that is what is proposed here. The applicant proposed adding some roof vents in the gable end but staff recommended against that as the main gables have fish scale shingle, so the contractor is going to put vents in the slope of the roof instead. The guidelines state to repair historic wood elements rather than replace them and only replace any damaged wood with new or salvaged wood components that match. It is only allowed to substitute a material if it can be worked like wood and painted, and it is disallowed to remove historic wood elements such as trim, porches and cornices and decorative elements. Bristow stated it's disallowed in the guidelines to take off the cornice or the brackets or the crown molding unless it is deteriorated beyond repair and replaced with matching material. It is also disallowed to substitute a material in place of wood that does not retain the appearance, function and paint ability of the original wood.

The owners want to use the architectural asphalt shingles, staff would recommend a brown or gray to be similar to a wood roof. Staff finds that removing the internal gutter on the main roof will not impact the historic character of the home, because it is just a gutter in the slope of the roof, it's not something with an elaborate eave condition creating an internal gutter, and also because it's not possible to make a new roof with that same type of gutter. Staff does find that the applicant requesting to remove all of the crown molding and replace it with an Azek material that is a similar profile would not comply with the guidelines, and they should retain the historic crown where it's not deteriorated, and what does need to be replaced, replace it with a wood that matches the same profile.

Staff recommends approval of a Certificate of Appropriateness for the project at 409 South Summit Street, as presented in the staff report, with the following conditions:

- The roof shingle is a brown or gray, and the porch roof membrane is gray.
- The crown molding removal is limited to the deteriorated portions and is replaced with wood to match.

Burford stated with the crown molding, to match it can be difficult, when he did his own house, they had to custom make molding to fit. Bristow acknowledged the contractors had reached out about this. First of all, they can determine what the existing profile is using a contour gauge and staff also know of a number of carpenters and contractors in town who have made replacement molding for various houses, some of them have machines and the knives that cut them set up to do that, but they can also make knives that could make that molding. Staff is confident that they can find someone who could do it right. Burford noted his concern was due to how hard it is to find craftsmen to repair metal roofs and was it difficult to find craftsmen who could do crown molding.

Thomann thanked staff for explaining the relationship between the metal roof and the gutters as metal roofs are a mystery and she often forgets that a lot of them came after wood shingles.

Frank Durham (409 South Summit Street) stated their main question is going to be about how much wood and how much non-wood materials are required for the crown molding, but they won't know that until someone comes and really looks at it.

Alex Andino (contractor) has been working with the homeowner, Frank Durham, on this project for the restoration of his roof. With regards to the crown molding, they found contacts and appreciate staff's showing them a list of people that they can contact about this crown molding. The plan is to just replace the crown molding in the areas there are damage.

MOTION: Villanueva moves to approve a Certificate of Appropriateness for the project at 409 South Summit Street, as presented in the staff report, with the following conditions:

- The roof shingle is a brown or gray, and the porch roof membrane is gray.
- The crown molding removal is limited to the deteriorated portions and is replaced with wood to match.

Wagner seconded the motion.

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

Bristow noted they had two projects on this agenda that had the same issue, a Yankee gutter in the roof slope. A few years ago, they had the first one, and then that followed up with a second one so these are three and four. If the Commission is interested staff would be open to the idea of saying specifically Yankee gutter removal is something that could be approved as a minor review in the future. It would then just be brought to the Commission as a staff review COA. The Commission agreed to that discussion and Bristow will put it on a future agenda.

Villanueva asked if they should look at all internal gutters, because they're really struggling to find people that can rebuild internal gutters. Bristow stated she has been working on the list, a couple years ago they only knew one person and now they know of six and are continually expanding that list of people. The list has some people who make new pans, some people who just line them with EPDM, there are two people now who repair them with fiberglass, one has been doing that for 25 years in St. Louis and now is doing it here. The Commission can certainly take it up but with most internal gutters staff finds that if they were to approve removing them it would substantially impact the architectural character of the of the building, and so that's why the guidelines disallow removing them. Bristow added that's why it is really important for people to reach out to City staff because they do have lists of experienced contractors and are continually updating them. Bristow also stated she wouldn't recommend having it be staff approvable regardless because of the fact that it can really impact the historic character. With the Yankee gutters it's just not possible to build them again in the same way.

REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

Certificate of No Material Effect- Chair and Staff Review:

HPC25-0059: 810 North Johnson Street - Brown Street Historic District (partial foundation wall replacement):

Bristow noted they've had a few projects because this house went up for sale, in this particular project

they are replacing the foundation wall on the north side and it won't be visible because it's at grade.

HPC25-0062: 431 South Summit Street - Summit Street Historic District (window repair):

Bristow stated this is Villanueva's house and there are some windows that will be repaired. Villanueva noted they did use one of the new contractors that staff recommended.

HPC25-0067: 1022 East College Street- East College Street Historic District (porch railing repair):

Bristow stated this railing is deteriorated enough to need replacement.

Minor Review - Staff Review:

HPC25-0042: 624 North Johnson Street - Brown Street Historic District (window sash replacement):

Bristow stated these windows were modern and they're replacing sashes. It is on the back of the house in the kitchen, but the windows are not the same age as the front windows of the house.

HPC25-0052: 528 East College Street - College Green Historic District (roof shingle replacement):

Bristow stated the roof shingles are being replaced.

HPC25-0057: 813 Ronalds Street - Brown Street Historic District (Rear deck replacement):

Bristow noted this is actually a key property in the Ronalds Street Historic District that has changed hands and they did a little work on the porch earlier, now they're replacing the deck.

HPC25-0061: 525 & 601 Oakland Avenue - Longfellow Historic District (shared garage roof replacement):

Bristow explained 525 and 601 Oakland Avenue share a garage and it needs some overall repair. This project they're just replacing the roof shingles but there might be more work coming up on this in the future.

HPC25-0065: 447 S Summit St - Summit Street Historic District (new mini-split HVAC units):

Bristow stated they are getting some mini splits, all the units all in the back.

Intermediate Review – Chair and Staff Review:

HPC25-0051: 1046 Woodlawn Avenue - Woodlawn Historic District (replacement of stairs and decks):

Bristow stated this is a 1960s style ranch house duplex and it has two little entry decks on each side that are going to be replaced.

HPC25-0055: 404 E Jefferson Street - Jefferson Street Historic District (foundation wall ventilation alteration):

Bristow noted this is the St Paul's Lutheran chapel and they have been working through some HVAC issues over time. This project is something that looks like an egress window in the foundation wall, but it'll be a vent, probably with a grate over it. It is on the Jefferson Street facing side but it'll be down below grade and hopefully not visible.

HPC25-0063: 748 Rundell Street - Longfellow Historic District (shingle replacement project):

Bristow stated this little brick bungalow has shingle siding in the gables so while they're re-roofing this they're going to put wood shingles back on the walls of the gable like it would have originally had.

CONSIDERATION OF MINUTES FOR AUGUST 14, 2025:

MOTION: Thoman moves to approve the minutes of the Historic Preservation Commission's August 14, 2025, meeting. Burford seconded the motion. The motion carried on a vote of 7-0.

COMMISSION INFORMATION:

Bristow stated all commissioners are required to do a training regarding open meetings, once completed you will receive a certificate and will need to give that certificate to the clerk's office.

COMMISSION DISCUSSION:

Iowa Highway 6 Bridge Mitigation Project:

Russett stated that Bristow spoke on this several months ago, but as a reminder this bridge has to be demolished, so it's creating a need to mitigate the impact of the demolition of this historic bridge. When the Commission discussed this last time there were three mitigation projects that were identified, the Summit Street monument, doing a survey for Oak Grove Park, and the third one was survey of the Lucas Farms/Kirkwood Avenue neighborhood. Staff has been in contact with the DOT throughout this project and they reviewed the three options and determined that the Oak Grove Park survey would be the most appropriate based on their time and resources. Russett shared the draft language that they are proposing for the MOA and wanted the Commission to have an opportunity to look at the language, and if there are any comments, to share those with staff so they can send those back to the DOT. The DOT will do a survey of the park and surrounding residences. The Commission will then have an opportunity to review the survey. The DOT will be hiring the contractor and the architectural historian to do the survey and managing the project.

Bristow stated this is the park next to the railroad tracks that is believed to have a history as a Mexican barrio. The Mexican immigrants who worked on the railroad lived in boxcars along the railroad, then eventually the boxcars were replaced with a row of tiny homes that are now gone.

Historic Preservation Awards - Save the Date: Wednesday, March 25, 2026

Lewis stated the committee will get together soon to discuss ways to promote it and get nominations.

Letter from the University of Iowa related to the Cannon-Gay House and Sanxay House:

Russett noted there's the letter from the University in the agenda packet, the background is this is the Cannon-Gay House that the University owns. There was a City right of way, an alley next to it and the University requested that the alley be vacated and the City agreed to that but that the University needs to protect the house. The University agreed so there is a deed restriction that protects this Cannon-Gay House. Circumstances have since changed and there's a lot of development that's going on in this part of the campus. There's also an effort to make Byington Road a two way street, and that's going to coincide with the Burlington Street Bridge Project, the roadway will need to be realigned which could impact the front yard of this house. Therefore, the University is proposing is to protect the home at 109

East Market Street, the Sanxay-Gilmore House in exchange for the demolition of the Cannon-Gay House. There were earlier discussions around protecting the Sanxay-Gilmore House and moving it over to the City-owned surface lot, and the City was going to give the lot to the University to do that. However, once the costs came in on the house moving, it was over budget and that effort failed to protect that house. So, this is an opportunity for the Commission to weigh in on this situation, it will be a decision of City Council but any comments that this Commission has will be forwarded to Council.

Bristow added if members of the Commission want to attend the Council meeting and they happen to have any time for members of the public to speak, Commissioners would be able to speak.

Thomann asked if the house that's along Market Street is occupied, it appears empty when she walks by. Russett replied she doesn't think it's occupied or that the University is currently using it.

Lewis noted concern that they've developed enough over by the Cannon-Gay House that it's kind of lost and the context of it doesn't really work but then in a year or two are they're going to get another letter saying they'd like to destroy the Sanxay-Gilmore House and they will protect something farther away or whatever.

Villanueva noted what's stopping Tippe from right across the street coming in with a huge donor.

Wagner stated that's the whole reason they have that big green space there, those were homes that the University bought and the intention was to get rid of 107 and 109 Clinton Street and make that whole section part of something to do with the College of Business. That house really should be moved and saved because both the exterior and interior integrity is quite good. At one time Lutheran Campus Ministries owned it, the English Lutherans, Gloria Day, and they rented it and then they sold it to the University. The other one, the Cannon-Gay House, while it looks really nice on the outside, the University used it for offices and they clobbered the inside, there's not one thing inside that is salvageable. He took a tour of it with the hopes that maybe there's stuff to salvage but there was nothing in that one that he could salvage.

Thomann is thankful for that context, because to look at that house it looks magnificent, but it is not so much.

Wagner stated his understanding is the University could go in tomorrow and just knock everything down. He has spoken to Rod Lehnertz at the University about 107 and 109 Clinton Street and that 109 Market should not be destroyed.

Lewis noted the business school is also expanding into Gilmore Hall.

Wagner stated that vacant lot, that's the next site for University development, so the house will need to be moved. The question is where, but it can be done.

Thomann stated the University is doing a lot around there, they tore down a couple of houses on Dubuque and Bloomington.

Wagner reported that a window from one of those houses got reused on a garage on College Street.

Bristow noted another interesting thing is the fact that the Cannon-Gay House was listed in the National Register and then was locally landmarked it in 1996. South of that is the Melrose Historic District that's also listed in the National Register. However, because there are so many University owned houses along Melrose in that district the City did not locally designate that district and part of it was because

they had the Cannon-Gay House that they agreed to locally designate. She added they also do not have any local or national registered designation on the Sanxay-Gilmore House. Bristow stated when it originally was going to be taken down a few years ago there was a push to save it and to have it locally landmarked was discussed, but since it was owned by the University, and the City doesn't regulate the University properties in the same way, that discussion didn't go any further. Russett stated that why the with the Cannon-Gay House there's a deed restriction, it's not a rezoning like what would typically be done for a landmark designation.

Lewis asked if the City Council agrees to this and they shift the deed restriction to the Sanxay-Gilmore House does that mean if they want to change something they have to go through City Council. Russett confirmed yes and the Board of Regents because the Board of Regents will probably be the ones signing the deed restriction.

The Commission discussed the Cannon-Gay House and generally agreed that since it is unsalvageable they are okay with the proposal.

Thomann asked if there was any way to encourage that if this is demolished that any salvageable pieces go to the salvage barn or other outlets like that.

Bristow noted they are always looking for historic bricks, but depending on how it is demolished they may not be able to salvage the bricks. It also has stone keystones over some of the windows, though it's also not going to be a simple salvage, they would need a mason to salvage instead of just a demolition contractor.

Bristow stated they could include a comment that suggests that they provide an opportunity for salvage, that has been done that in the past when they took down Quadrangle and the house that used to be the Women's Resource and Action Center.

Curfman noted there was a neighbor that wanted the front door. Bristow stated the house at 1011 Woodlawn that caught fire a while ago had a really elaborate pair of doors so the idea is that these doors could go to that house.

ADJOURNMENT:

The meeting was adjourned at 7:20pm.

HISTORIC PRESERVATION COMMISSION ATTENDANCE RECORD 2024-2025

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

December 9, 2025

Housing & Community Development Commission: September 15 [See Recommendations]

Attachments: [Housing & Community Development Commission: September 15 \[See Recommendations\]](#)



CITY OF IOWA CITY MEMORANDUM

Date: November 19, 2025
To: Mayor and City Council
From: Brianna Thul, Senior Community Development Planner
Re: Recommendation from Housing and Community Development Commission

At the September 15, 2025 meeting, the Housing and Community Development Commission discussed FY26 Community Development Block Grant (CDBG) funding requests. By a vote of 5-0, the Commission recommended \$212,132 of CDBG funding to the Iowa City Housing Authority for acquisition of affordable rental housing. Attached please find a copy of the minutes of the September 15, 2025, Housing and Community Development Commission meeting.

Resolution 25-169 approved this amount of CDBG funding to be used for rental acquisition and Resolution 25-29 authorizes the City Manager to execute, terminate or amend CDBG agreements. No further action is required at this time and any property purchase will come before City Council prior to closing.

Additional action (check one)

- ☒ No further action needed
(FY26 Annual Action Plan budget was approved by City Council July 8, 2025)
- ☐ Board or Commission is requesting Council direction
- ☐ Agenda item will be prepared by staff for Council action

MINUTES

FINAL

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION SEPTEMBER 15, 2025 – 5:30 PM FORMAL MEETING EMMA J. HARVAT HALL, CITY HALL

MEMBERS PRESENT: Maryann Dennis, Amos Kiche, Sarah Murray, Thomas Rocklin, Kyle Vogel

MEMBERS ABSENT: None

STAFF PRESENT: Brianna Thul

OTHERS PRESENT: None

RECOMMENDATIONS TO CITY COUNCIL:

By a vote of 5-0 the Commission recommends \$212,132 of CDBG funding to the Iowa City Housing Authority for acquisition of affordable rental housing.

CALL MEETING TO ORDER:

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

CONSIDERATION OF MEETING MINUTES: AUGUST 18, 2025:

Rocklin moved to approve the minutes of August 18, 2025. Kiche seconded the motion. A vote was taken and the minutes were approved 5-0.

PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:

None.

DISCUSS FY26 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING REQUEST AND CONSIDER BUDGET RECOMMENDATION:

Thul noted in a normal year, the Commission would be comparing different proposals and trying to decide how to divide up the CDBG funding, but this year is a bit unusual with just one request, so the Commission is essentially deciding to fund or not fund this request. She noted the Commission is not obligated to fund it just because it is the only proposal. They could recommend rolling those funds into the next competitive funding round. She noted that staff do recommend funding the proposal and that it would help the City meet spending deadlines but it's ultimately up to the Commission.

Dennis stated she is going to vote to approve this, she thought it was a good application, the pro forma looked good and they do have some cash flow at the end. She does think finding a property that doesn't need any rehab for the price point that they're looking for could be difficult, but she has confidence that they'll be able to do it.

Vogel noted when he saw the pro forma his concern was that there was more money left on the table. They're paying 9% and they have 9% management fees, he is not sure who they have manage it. However, he is also going to recommend approval as there is a legitimate need for larger properties, for larger families. It also is only within the last year that the city of Iowa City changed the housing code to allow for multifamily properties that were over three bedrooms or four bedrooms for multifamily residential

so finding stock will be difficult, there's not a lot of four or five bedroom apartments built in the 80s out there and there's obviously not a lot of houses out there that are affordable either. Vogel is also concerned because he always hates approving money when not knowing what the actual amount is going to be. He noted this is what their best guess is and he went on the MLS and there's a lot of properties out there that are four or five bedrooms that are cheaper than what this is going to cost. But as pointed out there's also going probably going to be some upgrade or remodel needed to make it livable for larger families. He asked what if they find that property that's cheaper than the money awarded, and why not split it up and buy two properties with 50% down payments down on properties. Vogel stated that's not the proposal that was presented, but maybe in the future that's something that that they can look at and maybe there is a possibility to actually make this a bigger project, or the ability to serve more than just one family.

Dennis noted the other thing about these funds is if a seller has a house on the market and somebody comes and says they want to buy the house but is not sure when they are going to get the money the seller is not going to just keep on paying property taxes and insurance and everything.

Kiche stated he would support it just for the fact that is going to increase the supply of affordable housing and that's a big area that worries him, even if it is by one unit. Also the fact that is the rent is going to be about 80% of the regular market fact is very important.

Vogel noted it is less than that - they're looking at \$1,300 a month for a four or five bedroom which is about 40% of market rent. This is going to serve a family of eight or nine who are 40% AMI, at probably \$59,000 that only get \$1,300 a month for the voucher. Right now on Zillow a five bedroom house in the area would probably be \$3,300 or \$3,400.

MOTION: Dennis moved to recommend \$212,132 of CDBG funding to the Iowa City Housing Authority for acquisition of affordable rental housing.

Motion was seconded by Kiche.

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

FY25 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER) OVERVIEW AND UPDATE ON CITY PROGRAMS:

Thul introduced the Consolidated Annual Performance and Evaluation Report. The format of the report is prescribed by HUD and staff have prepared some slides to help supplement the report. Thul began with an overview of the Neighborhood and Development Service Department. NDS is led by Tracy Hightshoe and includes three divisions. Development Services includes Urban Planning and Building Inspections. Neighborhood Services is where the Community Development team is located along with Housing Inspection Services and the Iowa City Housing Authority. The third division is the Metropolitan Planning Organization. The City's Community Development team operates with a lean staff like many other City workgroups. There are two housing rehab specialists, a program assistant, and a grants specialist. The grants specialist is a temporary position they were able to hire through HOME-ARP funding which was a one-time allocation of funds related to COVID.

The Community Development team administers different grants for the City including those specific to this plan which are Community Development Block Grant and HOME Investment Partnership Program funds. Thul encouraged Commissioners to keep in mind that the CAPER does not cover everything that the City does related to housing and community development. The report is very specific to the two HUD grants. The Community Development team also operates programs administered directly by the City such as down payment assistance. They also facilitate competitive funding rounds and work with subrecipients to undertake projects. Staff spend a lot of time working with nonprofits to provide technical assistance and help them through the complicated federal regulations. They want to make sure projects are set up for success and that subrecipients have what they need. Thul's team also undertakes planning initiatives

related to community development. They recently completed a big five-year plan known as City Steps. Commissioners will see the Annual Action Plan each year with planned projects and then the CAPER is the last step of the annual planning process. The CAPER provides accountability to HUD. Thul continued that staff also handle monitoring and compliance for federally funded activities. For example, they review tenant information annually for affordable rental activities to make sure that the those assisted are at the correct income thresholds. Lastly, staff participate in different community groups like the Local Homeless Coordinating Board to stay in tune with what is happening in the community.

Thul gave an overview of City administered programs that are funded with CDBG or HOME funds. The City's down payment assistance program began in 2022. Eligible households can receive just under \$25,000 to purchase an affordable home. The assistance is provided in the form of a loan with no monthly payments or interest. If the buyer stays in the home for the full compliance period, usually 10 years, the loan is forgiven. The program is made possible through partnerships with GreenState Credit Union and Hills Bank. Both lenders provide flexibility in credit, assets, and job tenure in consideration of mortgage approval. To date, the City has invested about \$580,000 in affordable homeownership for 25 households. During the planning process for City Steps 2030, staff heard a lot from the community about down payment assistance. There is definitely a need for this assistance and the City will open this program again in FY26.

Thul explained that a portion of the annual Aid to Agencies program budget come from federal CDBG funds. About 11% of the FY26 budget was federally funded. HUD caps the amount of each grant that the City can use for public services, so the funds only cover a portion of the program.

The City also operates a longstanding homeowner rehab program. For example, an income eligible homeowner may need to replace their leaking roof. The City's housing rehab specialists would help them develop a scope of work and collect bids to complete the work. Staff also inspect the work once completed to make sure everything looks okay. Thul explained that when people think of affordable housing, they generally think of adding new units, but it is also very important to preserve the City's existing housing stock to make sure the problem doesn't worsen. The programs are a great way to help do that.

Thul continued that the City stated a new tenant based rental assistance program this year as well through the Iowa City Housing Authority. The Housing Authority has a waiting list for assistance and the TBRA program uses HOME funds to help pull people off the waiting list sooner as a transition before a voucher is available. This program serves elderly and disabled households below 30% AMI. This program is very new, but Thul noted they have served 8 households so far.

Income limits vary based on funding source and activity. Area median income is established by HUD annually for Iowa City along with rent limits. In general, 51% of CDBG beneficiaries are required to be below 80% AMI. One thing the City does really well is making sure the assistance gets to those that need it the most. 51% is the minimum requirement for CDBG and Iowa City is achieving about 95%-99% under 80% AMI. In the FY25 CAPER, about 72% of beneficiaries were below 30% AMI.

Thul highlighted the impact from projects completed in FY25. 13 households were provided with down payment assistance. 13 owner units and 2 rental units were rehabbed. The City also completed ADA curb ramps at 10 intersections on the southeast side of Iowa City. Over 3,000 individuals were assisted with public services funding. Shelter beds for survivors of domestic violence doubled from 35 to 70 beds thanks in part to CDBG and HOME-ARP funds and just under 2,000 people were assisted through public facility improvements. Thul noted that FY25 was the final year of the previous five-year plan, City Steps 2025 and that there was a flyer in the meeting packet that included project highlights from partnerships with local nonprofits. Having nonprofits in the community with the capacity to undertake federally funded projects is an important piece of this funding.

Other highlights from FY25 include the highest spending levels in more than a decade which allowed the City to meet HUD's timeliness test in May. The spending test also underscores the importance of the Commission's work with reviewing applications. If projects are funded that are likely to encounter

significant or repeated delays, it makes it a lot harder for the City to meet HUD's requirements. In FY25 the City also approved a new five-year consolidated plan, transitioned to new software for select programs, and committed all HOME-ARP funding to projects.

Challenges from FY25 include many new changes to regulations with little guidance on how to implement. Staff work hard to keep tabs on these changes to make sure they are following the most current guidance. Other challenges include complex federal regulations that make it difficult to get bids for projects and general decreases in annual funding allocations, especially considering inflation.

Thul noted that FY25 was the conclusion of City Steps 2025 and that not all goals were achieved for the five-year period. The plan was approved in January of 2020 right before the pandemic which changed everything. For example, only two rental units were constructed during the five-year period. The infusion of funds from HUD and from the state in response to COVID really shifted the focus for several years.

Looking ahead to City Steps 2030, one of the City's goals is to strategically use all the federal and non-federal resources available. The City has also simplified the competitive funding rounds and changed the annual set aside amounts to reserve funds for ongoing programs such as down payment assistance.

The public comment period for the CAPER began on September 4th and runs through September 21st. No comments have been received to date. This plan isn't required to be approved by the HCDC or by City Council, but staff typically request approval from HCDC annually.

Vogel asked for comments or questions from Commissioners about the report.

Kiche asked about contractors and noted that the tables in the report do not specify if contractors are local or if they are coming from other areas. He is concerned that less experienced local contractors may not be given opportunities. Thul responded that table only includes information that is required by HUD to report on, but that anecdotally she can confirm that they do see small local contractors come through various programs. Contractors can reach out staff for more information on City programs.

Dennis asked for clarification on the table that summarizes progress towards goals. Are the goals annual or for the full five years? Thul explained that the table includes both. Two columns show the cumulative progress for the five-year period and two of the columns show the annual goals and progress. The way this table downloads from HUD's software can be very confusing and staff have added tables under Appendix A for clarity.

Rocklin asked what the barrier was to build 20 units of rental housing. Thul explained that the construction goal was set in January of 2020 right before the COVID-19 pandemic unfolded in March the same year. This created many challenges including construction costs.

Dennis asked about the HOME match requirements and confirmed if the City can carry extra match forward. Thul confirmed and explained the requirement and that the City uses property taxes forgone for match.

Kiche asked about the difference between special needs households the City planned to serve and the actual outcome. Thul explained that accomplishments are reported in the CAPER the year the activity is completed. The TBRA Program began in FY25 and has a target to serve 80 households. Since the program started recently, the accomplishments for this program will be reported in a later CAPER upon completion. One of the extra tables in Appendix A shows the partial funds expended to indicate the program is underway.

Kiche noted the City does a lot to support homeless serves in the community and yet there is no data from Shelter House on their federal grants. Thul stated that this report specifically deals with CDBG and HOME funds. Shelter House receives funding from other federal entities, and they own have their own obligations to report to their funders. An example of when they would see data from Shelter House in this

CAPER is when they use CDBG funds to make public facility improvements at their shelter. In that case, they would be reporting on the beneficiaries specific to that project only.

Kiche commented on the Section 3 report and the few number of projects listed. Staff clarified that the Section 3 rules only kick in for certain projects receiving federal assistance above \$200,000. The Section 3 table is not representative of all projects.

Vogel noted that the City puts out other information all year for the public that is designed for the public. This report is what HUD has asked for. Murray asked if it is fair to say that this report does not capture a wider scope than what it is at this moment. Vogel confirmed. Thul added that if there is information or data points that Commissioners are interested in that falls outside the scope of the CAPER, staff are happy to provide more information. She continued that the department does an annual Neighborhood and Development Services report that highlights department wide work and is intended to be user friendly for the public.

Rocklin asked what happens after the report is submitted to HUD. Thul stated that they will submit the through HUD's software system and HUD staff will typically get back to them with any questions or points of clarification about the report before approving.

Kiche asked if the report can be used for internal decision making. Thul responded that it depends on what decisions you are looking at. This report is a good representation of what the City has achieved during FY25 with CDBG and HOME funds, but it is a narrow view of the work being done by the City. As Vogel and Dennis mentioned, there is a lot of work being done by the City outside of these federal funds. Thul doesn't want Kiche to think that this report is the only affordable housing activity going on at the City. Also, things like local Aid to Agencies outcomes aren't reflected in this report either. Thul stated the CAPER is the City's accountability to HUD for CDBG and HOME specifically.

Kiche wondered why they don't use the funds to use grants to increase the level of effort with inspections, so houses are in good condition. Vogel responded that he has not seen an organization come to HCDC in the time he has served to ask for a request like that. They do occasionally have new agencies that come forward.

Thul added that when the agenda for HCDC isn't so busy with funding decisions, they can also have presenters come in to give an overview of different topics like housing inspections. She also stated that there is \$1.1 million available right now for affordable housing projects through the Housing Trust Fund of Johnson County. Applications are due October 3rd. If there are entities interested in housing activities, there are other funds available as well beyond CDBG and HOME.

Motion: Murray motions to approve the FY25 CAPER for submission to HUD.

Dennis seconded the motion.

A vote was taken and motion passed 5-0.

STAFF & COMMISSION UPDATES:

Vogel reminded everyone if they have not signed up for one of the required trainings, please do so. There is a training on September 29 that's currently open for registration at Terry Trueblood. He added if they can't make this one on September 29, they'll be sending out a notice for another one on Wednesday October 22.

Vogel also noted for the October HCDC meeting there is a conflict for this space at 5:30 that night. So they could meet either the week before, which is October 13, or the week after October 27. Thul noted because there's not a lot coming up they could just say it's no October meeting as there are not any funding decisions or plans, and nothing time sensitive.

Vogel asked when City Council might appoint replacements. Thul stated they are supposed to appoint one person tomorrow to fill George Kivarkis's seat and now will have to fill another one as Karol Krotz has also resigned. Vogel noted it might be best to wait then until November and have both of the new members come together to their first meeting.

Everyone agreed to no October meeting.

ADJOURNMENT:

Murray moved to adjourn, Dennis seconded the motion and a vote was taken and the motion passed 5-0.

Housing and Community
Development Commission
Attendance Record 2024-2025

Name	Terms Exp.	6/13	8/19	9/16	10/21	3/24	4/21	5/19	6/16	7/21	8/18	9/15
Balde, Daouda	6/30/27	--	A	A	P	A	A	D	D	D	D	D
Borgen, Horacio	6/30/25	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	P
Kivarkis, George	6/30/27	--	P	P	A	P	P	P	P (zoom)	P (zoom)	*	*
Krotz, Karol	6/30/27	P	A	P	P	A	A	P	P	A	A	*
Murray, Sarah	6/30/27	--	--	--	--	--	--	--	--	P	P	P
Patel, Kiran	6/30/26	P	P	P	P	*	*	*	*	*	*	*
Pierce, James	6/30/26	P	A	P	A	*	*	*	*	*	*	*
Rocklin, Thomas	6/30/28	--	--	--	--	--	--	--	--	P	P	P
Szecsei, Denise	6/30/25	A	P	A	P	*	*	*	*	*	*	*
Vogel, Kyle	6/30/26	A	P	P	P	P	P	P	P	P	P	P

Key:

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Human Rights Commission: October 28 [See Recommendation]

Attachments: [Human Rights Commission: October 28 \[See Recommendation\]](#)



CITY OF IOWA CITY MEMORANDUM

Date: December 2, 2025
To: Mayor and City Council
From: Stefanie Bowers, Human Rights Coordinator
Re: Recommendation from Human Rights Commission

At its meeting of October 28, 2025, the Human Rights Commission made the following recommendation to the City Council:

To pass a resolution for Fourth Amendment Workplace Protections.

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

**Approved Minutes
Human Rights Commission
October 28, 2025
Emma J. Harvat Hall**

Commissioners Present: Doug Kollasch, Elizabeth Mendez-Shannon, Kelsey Paul Shantz, Mark Pries, Viana Qadoura.

Commissioners on Zoom: Talya Miller, Lubna Mohamed.

Commissioners Absent: Emily Harkin, Roger Lusala.

Staff Present: Stefanie Bowers, Tre Hall.

Meeting Called to Order: 5:32 PM.

Recommendations to City Council: Yes, to pass a resolution for Fourth Amendment Workplace Protections.

Native American Land Acknowledgement: The Land Acknowledgement was read by Paul Shantz.

Report from the Police Department's Community Outreach: Tre Hall, Community Outreach Assistant
Went over past events.

'Brew with the Crew' took place at the beginning of the month at the Willow Creek Park. The event had great turnout, Hall hopes the event continues to grow. 'Brew with the Crew' is advertised on Facebook, news releases and the radio.

Hall and Joshua Dabusu, Community Outreach Assistant tabled the African Fest. Hall and Dabusu also met the new street outreach, Eben Senft from Shelter House. Hall exclaims Senft is an *excellent resource*.

The team did a squad tour at a preschool off Court and 1st.

Hall met with Community Violence Intervention, and they are working on a project with more information coming. Hall shares he has high hopes for this project.

The Salvation Army teamed up for a Trunk or Treat October 23rd at the Pizza Ranch. 150 to 200 kids and their families walked through the event.

Winter clothing drive was 3-4 full days of people attending from throughout Johnson County.

Holiday with Heroes is coming up in December. Previous name was 'Shop with the Cop' and changed

due to potential legality issue.

Impromptu community outreach took place on the Pentacrest on October 29th handing out candy, koozies and stress balls.

Qadoura asks if there are any resources that would be great to know about due to SNAP and food security issues. Hall responds that Community Crisis is a resource with more information or great resource to direct questions to. The Senior Center on Mondays has food drives. These options will be more utilized as the SNAP deadline hits.

Paul Shantz brings concern to the cold weather months and lack of benefits and if there are any resources for residents. Hall brings attention to the rules and regulations put in place by City of Iowa City that landlords must provide heat and water. If you are having issues, call the Iowa City Housing Inspector.

Presentation by Escucha Mi Voz:

Frist Speaker, Heidi Pu-Orsorio shared her experience of immigrating *that is why we organize, because in the United States, we have the power to change our present and our future.* To instill this belief Pu-Orsorio demands the Fourth Amendment to be enforced to protect immigrant workers from harassment, detainment and their right to due process. *The law must protect all of us, equally, because justice knows no immigration status.*

Second Speaker, Wendy Castanun shared her experience of immigrating in search of a safe life, due to violence becoming part of everyday life and *poverty had closed the doors to a better future.* Leaving everything behind with hope of work and education but with dreams and dignity. *We came because we deeply believe that all human beings deserve to live in peace, with justice and respect, regardless of our race, language, skin color or religion because dignity has no borders.* Castanun shares the hope we all have for a better life and why it is essential to organize to defend our rights, resist the unjust policies of this administration and raise voices against discrimination and abuse. *Organizing is not just an act of defense, it's an act of hope and collective power.* Castanun states it is necessary to fully implement the Fourth Amendment, so immigrants have protection and safety at work. *No person should be harassed, detained or violated without cause of due process. The law must protect us all equally.*

Third Speaker, **Elida Contreras** brings attention to the working families in Johnson County who sustain our economy and are facing an increasingly severe crisis, both at home and work. Many are essential in sectors such as construction, childcare, cleaning, hospitality and food services. Many are being harassed

by ICE at their workplace and forced to live in overcrowded condition and denied access to resources. To intervene, **Contreras** stresses the obligation of local governments should be obligated to do so and asks the Human Rights Commission to help pass the resolution of Workplace Due Process and Safety Resolution, which reaffirms 4th Amendment protections for all workers. *We don't want more cases like Jorge's to happen.*

Pries moves to advance to City council; seconded by Paul Shantz.

Pries would like to learn more about non-public workplaces or spaces. Escucha Mi Voz explains there are private place or non-public places in public workplace. A room just for workers, not the public. Pries asks for a description of designating a locked private area. Escucha Mi Voz uses an example of a kitchen is usually open and if workers can lock themselves in, ICE cannot storm in.

Mendez-Shannon mentions in addition to the resolution, Escucha Mi Voz will be available to train local officials and then have an open invite to businesses in town, workers, owners and legal observers.

Paul Shantz points out the community support section and to put resources behind it to highlight the importance whether that be joint entities or individual city councils. Escucha Mi Voz idea is not to just implement this resolution in Iowa City but other cities that belong to Johnson County because so many immigrants live and work here.

Pries would like to see lots of signage on buildings. Escucha Mi Voz would make them. Pries explains that the signage, the Commission could encourage churches to buy them and put them up.

Workers need to be safe and right now ICE is storming in and grabbing people with no warrants. Many know there's their private place at work, like Jorge but was revealed to ICE by the business owner. The language is to educated business owners and workers about the rights they have.

Kollasch asks if there are any other incidents that are not as publicized as Jorge's. Escucha Mi Voz responds not as big as Jorge's since the incident was in the core of Iowa City but there are check-ins with people. Many incidents are not learned until after and the family is reaching out. The construction workers that go to Menards are kidnapped.

Pries states that the Bread Garden event with Jorge was intended to instill fear among us by ICE and it certainly did that but still a big crowd protested.

Paul Shantz brings awareness to how awful and threatening this is to the community, even if they do not see themselves concerned or at risk, the use of state force in this way and using ICE resources is a threat to all of us and how important Escucha Mi Voz is.

Kollasch states that Escucha Mi Voz has the Commission's help and support.

Qadoura highlights people and their organizations courage and bravery right now facing federal and state laws and how important they are as a starting point but also as a moment in history that we will not be silenced and giving possibilities to ourselves and community. *I hope no one gets daunted or shys away from seeking justice, even if things do not pass as we expect them to.*

Paul Shauntz asks how community can support beyond the initial presentation. Escucha Mi Voz attending join entity meetings and receiving donations to move forward.

Motion passed 7-0.

Approval of Meeting Minutes of September 23, 2025, and October 1, 2025: Priest moved; seconded Paul Shantz. Motion passed 7-0.

Public Comments of Items Not on the Agenda: None.

Correspondence:

- Veterans for Peace: November 11th
- One Community, One Book: November 10th
- Community Connections Day: November 18th – Staff tabling 9-2

Review November Meeting Date:

Original date: Tuesday, November 25th

Rescheduled: Monday, December 1st at 5:30pm

Consider Hosting a December Mixer:

Kollasch highlights having meet and greet events like this in the past. Staff mentions past events called 'Coffee and Cocoa'. Qadoura mentions a weekday may draw less crowds since people are usually rushing through their business hours and things, therefore afternoon, early evening or weekend.

Pries mentions this could be a 'magnet group' depending on how event is promoted.

Kollasch pitches a Sunday Afternoon, December 7th. Call the event 'Cocoa and Carols' and maybe have a church group sing, the Commission can sing or record music.

Miller suggests 'Cocoa and Cards' and attendees could make holiday cards.

Kollasch recommends doing a Doodle Poll via email.

Staff clarifies date for December 7th. Chair agrees, Kollasch states somewhere in that first two weeks of December.

Mendez-Shannon asks for schedule clarification and how that works with the Commission bringing the resolution to City Council. Staff clarifies that it is a recommendation, and any next steps would be within their purview of the City Council, this does not guarantee a seat at the table. Kollasch confirms Commission will reach out to city council members and encourage them to put the resolution on their agenda.

Commission Work Groups:

Transportation – Staff will reach out to Jeremy.

Ordinance Revisions – Miller started compiling information on the person of size ordinance within the human rights ordinance in Minneapolis. No meetings yet.

Immigration – Mendez-Shannon officially agrees to be apart of working group and highlights Escucha Mi Voz as the champion voice of what's happening. Escucha Mi Voz has a work session open to everyone in the community for SNAP information. Possibly consider a partner workshop with the police on immigrant rights. Qadoura joined the Immigration working group and would like to bring an idea to the Commission that expands the outlines of the group next meeting.

Community Outreach – Paul Shantz, Kollasch and Miller met briefly after the last Commission meeting. Planning to have the first of the dialogue series out before the end of this year, depending on personal schedule and/or illnesses.

Housing – Paul Shantz is supporting Harkin in this group, and they have not met yet. Mohamed chooses to be in the housing working group too. Paul Shantz clarifies each working group can determine what they can do and what to do based on needs and issues identified in the community. Paul Shantz suggests the next step for them is meeting with Harkin to align on updates. Paul Shantz will step off from supporting if needed. Pries also joined the group.

Grant Net Update: November 12th | Meeting #2

Mendez-Shannon shares this second meeting they *will dive deeper into assessing the landscape of each program and what is happening on the ground, and how we can help each other.*

Professional Development for Commission and Community Members:

Kollasch brings attention to the community members and the training within the immigration conversation and how the Commission can get more involved in that space.

Mendez-Shannon shares there was already a training marketed towards the workers and through that,

the realization that all business leaders should be invited from the response of business leaders making and placing 'No ICE' signs in their windows. The Resolution navigates that knowledge is power and knowing your rights and that owners and workers have rights to their spaces and navigate those rights. Paul Shantz wonders if there is any additional 'Know Your Rights' training for private business and/or members of the community to collaborate with Escucha Mi Voz and if the organization is already thinking along those lines, there are couple of names within the business community Paul Shantz can suggest.

Kollasch adds an idea of help from non-immigrants within the community and what they can do to help and what are their rights if they see something happening.

Mendez-Shannon asks about a business network in town. Pries mentioned the Chamber of Commerce had merged and is now, Greater Iowa City, contacts mentioned are President / CEO Nancy Bird and Vice-President of Programs and Executive Director of Better Together 2030, Cady Gerlach.

Paul Shantz highlights an opportunity for interpersonal conflict training for individuals and groups that they are working in the community outreach / dialogue working group and will continue to look into an option for the community, but there are facilitated training that help people and/or individuals moderate conversations or to be self-aware of their own interactions and to reach peaceful resolutions for oneself and/or community.

Staff & Commission Updates:

Staff – Thanks everyone for the great turnout of the 41st Human Rights Awards breakfast and everyone had their part to make it successful.

Kollasch – Behalf of the commission returns thanks to staff. The No Kings organization will be doing a food drive in response to the SNAP benefit deadline in November. Kollasch feels heartbroken and infuriated with the potential deadline and how this will affect the community going into the colder temperatures and holiday season and how the Commission can respond. Encourages ideas and discussion from Commission.

Paul Shantz – Announces public virtual launch of edited volume, Identity-Based Mass Violence in Urban Contexts, on November 12th at 11am and offers to share link. Paul Shantz has been working on the volume for the last 5 years of uncovering everyday violence and its connection with mass violence and the systemic levels of violence against some people in communities that are ignored, overlooked, and , not addressed and how that is large-scale and widespread mass violence. This volume has academic contributors and those who have lived experience with violence. Paul Shantz will be in the United Kingdom attending Tate Modern, King's College London, University College London, House of Lords in Parliament, University of Oxford and Bristol to launch English version of the volume and they will be releasing a Spanish version of the volume in a Spanish-speaking country. This is a culmination of one

thing to start another of possible solutions of connection within cities and communities addressing the experience of violence and create more peaceful communities at the same time.

Pries – Attends the Interfaith Alliance intersection every first Friday of the month. At this month's meeting, there was a presentation of pronatalism and its racist persistence of a need for white babies. He also attended the webinar for the book, *No Place for Us*, and exclaims it is one of the saddest books he ever read. Pries also went to the movie, *Good Fortune*. Pries attend the No Kings march, about 1,000-1,500 at the Pentacrest. Pries brings recognition to the arts and its ability to dive deeper such as the movies, *Eleanor the Great* about the Holocaust and *Kiss of the Spider Woman* is about the Dirty War in Argentina and encourages Commission members to experience the arts. On November 10th, Pries will attend the conversation with Author Carolyn Chambers and Dr. Jean Jew to talk about the sexual and racial harassment that happened at the University.

Miller – Organizing events to bring awareness to disability and body size in the community and will have more updates at the next meeting. Reading the book, *Care Work - Dreaming Disability Justice*, and how to build community support from a disabled activist and writer. The book talks about how disabled communities know how to build communities due to the response for survival and keeping community going.

Mohamed – no updates.

Qadoura – Would like to share about people in Gaza, Qadoura's home. *People in Gaza never learn to heal, and they will never heal as they should, but they learn to endure*. Qadoura states this has been ongoing for 70 years and what is being faced is beyond comprehension. Palestinians, Darfur, Sudan and the City Al-Fasher are suffering. Rapid Support forces have killed more than 2,000 civilians in the past 2 days. Lynching, sniping, killing and if not killed, starved to death. The Sudanese community Qadoura works with, saves their money to send back home and this effects our local community. We need to acknowledge this pain within in our community and assist/support somehow as difficulties arise with ICE agents, immigration policies and SNAP benefits. It is a sad reality to witness, feeling helpless, but we must care. Closes by asking for prayers and to keep these thoughts when working with the Sudanese community.

Mendez-Shannon – *Acknowledge the need for us to support each other In establishing care in your realm of influence and impact in your community*. Understanding ICE and their impact is emotional work and being able to show up and be helpful by doing what we can do and be a support.

Pries moves to adjourn. Seconded by Mendez-Shannon.

Adjourned: 6:48 PM.

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

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

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

KEY: **X = Present**
 A = Absent
 Z = Present via Zoom



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Library Board of Trustees: October 23

Attachments: [Library Board of Trustees: October 23](#)

Iowa City Public Library Board of Trustees

Meeting Minutes

October 23, 2025
2nd Floor – Boardroom
Regular Meeting - 5:00 PM

FINAL

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

Members Present: Bonnie Boothroy, Ellen Fox, Claire Matthews, Robin Paetzold, Kelcey Patrick-Ferree, John Raeburn, Corey Schweigel-Skeers.

Members Absent: Joseph Massa, Kalmia Strong.

Staff Present: Anne Mangano, Brent Palmer, Jason Paulios, Angie Pilkington, Katie Roche, Jen Royer.

Guests Present: Matt Ghilcrist.

Call Meeting to Order.

Paetzold called the meeting to order at 5:00 pm.

Approval of October 23, 2025 Board Meeting Agenda.

Paetzold noted the agenda should be dated October 23, 2025. Boothroy made a motion to approve the October 23, 2025, meeting agenda. Raeburn seconded. Motion passed 7/0.

Public Discussion.

None.

Items to be Discussed.

Budget Discussion.

Mangano said the budget will be submitted to the City of Iowa City by Tuesday. Mangano noted a few lines in the budget request where she was asking for an increase. Sanitation supplies are frequently used and need to increase. New furniture is needed to replace broken tables and chairs in Meeting Room D. Miscellaneous processing supplies are not being increased however Mangano is requesting they move

in the budget as RFID tags are no longer a capital expense. A consulting budget increase is needed for the strategic plan. Building repair and maintenance has a major increase as that line is regularly being overspent and Mangano doesn't want it to impact other parts of the operating budget. Mangano said if the HVAC or parts of the boiler need to be replaced, it means we're not doing something else. Mangano is very happy the city approved the CIP request to replace the HVAC units as there were many proposed projects throughout the city. The City of Iowa City is currently planning to fund the replacement of all the library's HVAC units in 2030, but it means there may be a major repair beforehand, which would be a substantial operating budget expense. Paetzold agreed this could be a substantial expense. Mangano noticed City Hall's HVAC unit is also slated to be replaced in 2030 and there may be opportunities to combine the projects to get a better deal.

Mangano said the next step is to submit the budget through the city's software and then meet with the City Manager's office. Paetzold asked if the library materials budget increase was adequate with all the changes to vendors. Mangano said she played around with that number and didn't ask for more than requested because she thinks we can negotiate with other vendors, noting the more you buy the better the discount. Mangano said the digital materials expense line is going down because we changed the way we repurchase expired licenses. Mangano said a lot of the money spent on digital materials in the last couple years was used to repurchase expired licenses eBooks and eAudiobooks and we addressed that through increasing the use threshold for individual titles. If we re-purchase everything, we're unable to keep a current collection. Mangano said staff are also playing around with different models of cost per circ with Overdrive. If someone makes a purchase suggestion, rather than buying a \$120 dollar audiobook, we might just make it available for the next two weeks to save money. Schweigel-Skeers noted interest in how the library can lower the cost of materials. He asked for a run-through at a future meeting on how the library could lower the cost of materials, digital and overall.

Matthews made a motion to approve the FY27 budget request. Boothroy seconded. Motion passed 7/0.

Review 1st Quarter Financials and Statistics.

Mangano noted the expenditure memo outlined items that were over and under spent. Mangano said with the Baker & Taylor disruption we're behind on adding materials to the collection by 1,000 materials. Mangano noted the materials line was only 22% spent and she would prefer it to be at least 25% spent, or closer to 30% spent, in the first quarter of the year. Mangano said many of the digital databases are spent at the beginning of year, and we are far behind purchasing physical materials, but we will catch up. Matthews asked if the Baker & Taylor disruption affects pre-orders and asked if pre-orders are paid for when they arrive. Mangano agreed. Matthews noted October, November, and April are big publishing months. Mangano hopes to have it resolved by April.

Paetzold asked if there had been inquiries from the public about the waiting list. Mangano said no, however Iowa Public Radio, The Gazette, and KCRG picked up the story from our website blog post, which was also shared on social media.

Mangano asked if there were measurements trustees would like to see highlighted on the Output cover

sheet. Matthews appreciated the at-a-glance statistics.

Ghilcrist entered the meeting at 5:09 pm.

Matthews felt catalog access would be good to keep on the cover sheet as the library moves to the new ILS (Integrated Library System) for comparison. Mangano said that catalog access could be kept on the cover sheet. Matthews also asked for broad program attendance statistics on the cover sheet. Pilkington said there were 1,200 programs and 49,000 attendances. Matthews said that was amazing, noting there were 42,000 registered borrowers.

Patrick-Ferree noted there was a report on circulation by community and one of the lines noted schools had zero circulation. Patrick-Ferree asked if these were circulations to schools or AIM cards. Mangano said they were loans to schools. Royer said it was listed on page 51 of the packet. Paetzold noted the AIM card numbers were low. Pilkington said they fluctuate. Matthews said school ID cards go out at a certain time of year which is when librarians advertise the program. Pilkington said she tries to promote the cards when school is not in session, so as not to replace school libraries. Matthews said some of the librarians have backed off promoting the AIM cards because of legal unclarity, noting the statistics may increase after school picture day.

Staff Reports.

Director's Report.

Mangano thanked everyone who attended the director's reception.

Mangano said she is working through a carpeting project timeline. Engberg Anderson made a phasing document that outlines where the carpet is going to go when, and where each portion of furniture will move (down to the chair), while it's implemented. Mangano said she is working through that document to see what services we're offering, and what disruptions there will be, so we can communicate with the public. Paetzold said one of Mangano's goals is to keep the library open while this is going on, and she commends that. Mangano said that COVID taught us how to be nimble and we utilize those skills.

Paetzold said Engberg Anderson will present at next month's Board meeting. Mangano said they will show the carpet tiles, the phases to expect, and the timeline. Fox asked if Mangano had a rough idea of how long it will take. Mangano said 140 days. Raeburn clarified 140 working days. Mangano said starting in April and ending in September. Mangano said the CIP funding was slated for this year and that it is the earliest we can start, noting the architects are working quickly. Matthews asked if summer reading would be on the Ped Mall. Pilkington shared she's been working with Parks & Rec and the Senior Center to partner with their facilities. Pilkington said the children's room carpeting begins in June. Pilkington said the architects do recognize that is the busiest time in the children's room, and the library in general, so they plan to utilize meeting rooms A, B, & C. Pilkington said these rooms have been blocked off for library use during the carpet renovation and will be multipurpose. Pilkington said we will not have the same 49,000 program attendance numbers as we did this year.

Matthews asked if the bookshelves would need to be moved. Mangano agreed. Paetzold asked if they could adjust the order in which they are doing the renovation to protect the children's room in the summer. Pilkington said they ran several phasing models, and this was the best, and least disruptive. Mangano said it was the fastest way to complete it. Pilkington said the carpets will be beautiful, we will be nimble, we have the bookmobile, and we're already planning to do stories in the park with the Bookmobile. Mangano said she's talked with community partners too about facilities and potentially moving library services there. Pilkington said the theme for summer reading is *Plant a Seed*, noting gardening can be done outside. Mangano said we're very lucky that Meeting Room A was recently recarpeted and can be utilized.

Paetzold asked Mangano to speak about the September 29th public input session on the library building. Mangano said 35 people attended and she heard a variety of things people were looking at. The architect showed some concepts such as expanding the children's room into the MERGE space and adding a 3rd floor event space. Mangano shared she attended the Iowa Library Association conference and learned how Cedar Rapids Public Library collected community feedback as they build a branch. Cedar Rapids Public Library staff went to community groups throughout the city and engaged with people there rather than in the library. They did multiple sessions, offered sessions in a variety of languages, and talked to people to learn why they don't use the library. Mangano wants to take a step back and talk to the architects, noting we met with 35 people in Meeting Room A to present concepts that staff decided. Mangano thinks we hear more from the community. Mangano said now that the budget and state report have been submitted, she envisions doing more of that next month.

Patrick-Ferree asked how much Mangano followed the process for a new pool at city park. Mangano agreed that experience would be useful and shared Cedar Rapids Public Library went to their Parks & Rec department to learn about their process. Mangano said Iowa City Parks & Rec has a master plan that has been in place for over a decade and utilizing their skills to learn how they get out in the community would be valuable. Mangano said the Communications Department has also invested heavily in neighborhood associations and that would be an asset as well. Boothroy and Raeburn thought it was a great idea.

Mangano talked with the architect to see if the building plan could be a long-term project done in phases. Mangano said if the children's room becomes a priority, we could focus on that first and then work towards another priority. Mangano said it would give us some goal posts to work towards. Paetzold asked new trustees if they were familiar with the library's relationship with MERGE. Mangano said when the library was built there was a bond issue that came up to build a library building. When they took out the bond, to save money, the library decided not to use the whole block and put some of it as a rental space (current MERGE location). The rental income received was then used to pay off the bond. Mangano said the bond has since been paid off, noting it was rented by coffee shops and The Wedge Pizzeria for a while. Mangano said the hope at the time, was when the bond was paid off, the library could work towards moving into that rental space. Mangano said moving into that space has always been the plan, and we are now at the 20-year mark of the plan to move into that space.

Mangano said when the library was the landlord for the restaurants the library also managed the income for the rent, however now the City Manager's Office has taken over the control of renting the space. Mangano said she thinks it is a good time to talk about a memorandum of understanding between the Library Board of Trustees and the City Manager's Office, to determine how leases are negotiated, the length of the leases, and making sure we're in conversation when leases are renewed. Paetzold said the library still carries some responsibility as the landlord, sharing library facilities staff manage the building maintenance. Patrick-Ferree asked who is getting the payment now that the bond is paid off. Mangano said the City of Iowa City is.

Departmental Reports: Children's Services.

Pilkington shared on Tuesday there was a children's Halloween parade. Raeburn said it was delightful to see the kids in their outfits. Boothroy said there was a little pandemonium, but it was fun. Pilkington estimated there were 500 attendees and not everyone could fit in the library's meeting room space. There was trick or treating and Pilkington said staff handed out 100 pounds of candy. Pilkington thanked everyone who made a Halloween book cart, and the city departments that got involved.

Collection Services.

Mangano said applications have been received for the Collection Services Coordinator position and there is a nice pool. Mangano said the new hire will have an opportunity to make the job their own between the new ILS and new library material vendors.

Mangano happily reported that all the Baker & Taylor orders were moved to Ingram. Staff are looking to identify other library material vendors, so we aren't reliant on a single vendor. Mangano said every library in the United States is currently doing this too. Mangano is happy to see books coming in from Ingram. Paetzold asked if Mangano was anticipating increased labor costs with the change in vendor and the carpeting project. Mangano said staff are absorbing it at this point. Mangano was thankful for the press around the change to help explain staff are doing the best they can. Patrick-Ferree noted the former vendor, Baker & Taylor, was a state library vendor. Patrick-Ferree said the state has been drawing back on services and local governments have been making cooperative agreements to try to get better rates. Patrick-Ferree asked if ICPL had thought about going in with other Johnson County libraries or larger libraries in the state. Mangano said she believes it will be discussed at the Public Libraries of Johnson County meetings and will ask other IUPLA (Iowa Urban Public Library Association) libraries. Mangano contacted the state library, and they have no plans to do an RFP for a new vendor.

IT.

Matthews asked if there are many requests for DVD players. Paulios said yes, and there are DVD players for check out but they don't last very long and cost \$40 on Amazon. Paulios said staff are pushing people to use the public computers because there is unlimited time on them, and we have external drives. Matthews said she hadn't seen a computer with an optical drive in a long time.

Development Report.

Roche said if trustees hadn't received fundraising appeals from the Friends Foundation she doesn't have their address. If trustees wanted to see how mid-year and year end fundraising is handled, she can send a letter to their address.

President's Report.

Paetzold said Inservice Day will be held December 12th. Mangano said Inservice day celebrates employee milestones and offers professional development training. Mangano said the architects are coming to talk with staff about the building. Pilkington said the University of Iowa will be speaking about de-escalation from the school of social work. Royer said there will also be a session on Voicing and Listening in Times of Change, and on intellectual freedom. Paetzold asked trustees to come for all or part of the day. Mangano said we try to tie Inservice Day to the strategic plan. Paetzold said the library is closed that day to the public.

Paetzold reminded trustees the LOST vote will be November 4th.

Announcements from Members.

Foundation Updates.

Roche said the 990 form is in motion. There is a lot of action happening with the finance committee and they are dialing in on the way financial reports are presented. Roche said this work is particularly Important right now as we start to think about future long-term planning. We need to understand how to sustain the operations of the foundation, perhaps invest in additional staffing for future campaigns or marketing. The governance committee is looking at a few different policies important to the operation of the foundation. They will be revisiting the investment policy and working on record retention on annual basis.

Paetzold asked Roche to speak about the Book Gala. Roche said the Book Gala is a very fun and casual fundraising event at Prairie Lights, where people can buy gifts for the holidays and benefit the library. It typically rises from \$800 to \$1,200. Roche said the big event after that is the Arts & crafts Bazaar on December 6th. Roche said crafters donate handmade items now, and welcome trustees to volunteer at the event. Paetzold said the Book Gala attendees are library supporters.

Advocacy Updates.

Patrick-Ferree said a lot has happened with the State Historical Library situation, and it was in the news. The Des Moines folks hired prison labor to move the materials from Iowa City to Des Moines. The first day they were there it rained and there were many concerns expressed about how that would affect the materials. A lawsuit was filed, saying that state law requires a location to exist in Iowa City suitable for research. Patrick-Ferree said it does in plain language. There has not been a ruling on the restraining order they were seeking to keep the materials that are currently in Iowa City here. Patrick-Ferree said it is a fast-moving situation. The working group has put together a statement that is in draft form now but can be available to approve at the next meeting. Patrick-Ferree said there were many concerning

developments but is hopeful the lawsuit will kick off some changes. Paetzold asked Patrick-Ferree when we might hear something about the lawsuit, noting this seemed to happen rather spontaneously. Patrick-Ferree said it can't have been that spontaneous because a contract needed to be in place. Paetzold said it seemed spontaneous to the public. Patrick-Ferree hoped we would see information soon about the restraining order. Matthews said the statement would be of solidarity.

Communications.

News Articles.

None.

Consent Agenda.

Boothroy made a motion to approve the Consent Agenda. Schweigel-Skeers seconded. Motion passed 7/0.

Set Agenda Order for November Meeting.

Paetzold said the November meeting has a scheduled meeting about the carpet discussion, and a recommendation from the Bylaws Working Group. There was discussion about when the Library Board should give a policy to legal for review. Paetzold said the November meeting will also review the Collection Development policy. Patrick-Ferree noted the request for a presentation on how the collection process works with digital and physical materials and asked if the presentation needed to be done before reviewing the policy. Mangano said the Collection Development policy cedes purchasing materials to the Collection Services staff, which won't change. Mangano said if trustees wanted the collection presentation the policy schedule could be changed but also noted the policy is ready to go. There was discussion on what order of events made sense. Mangano felt it wasn't necessary to alter the schedule. Mangano thought the digital materials presentation could be in December or January, noting the advocacy statement would need to be added to the agenda as well. Paetzold bringing in a new Collection Services Coordinator is another variable. Matthews said the Collection Development Policy is big picture. Mangano said the main discussion will be about the reconsideration process and artificial intelligence. Schweigel-Skeers felt it could be kept on the November agenda. Mangano said it is a good time to review the Collection Development policy as we go into the legislative session.

Adjournment.

Patrick-Ferree made a motion to adjourn the meeting. Matthews seconded. Motion passed 7/0. The meeting adjourned at 5:54 pm.

Respectfully submitted,

Jen Royer



Board of Commissions: ICPL Board of Trustees
Attendance Record

Name	Term Expiration	11/21/2024	12/19/2024	1/23/2025	2/27/2025	3/27/2025	4/3/2025	4/24/2025	5/22/2025	6/26/2025	7/24/2025	8/28/2025	9/4/2025	9/25/2025	10/23/2025	11/20/2025
Boothroy, Bonnie	6/30/2029	X	X	OE	X	X	X	X	OE	X	X	X	X	X	X	X
Fox, Ellen	6/30/2027													X	X	X
Johnk, DJ	6/30/2025	X	OE	OE	X	X	OE	X	X	OE	TE	TE	TE	TE	TE	TE
Massa, Joseph	6/30/2027	OE	X	X	X	X	X	X	OE	X	X	X	X	X	OE	X
Matthews, Claire	6/30/2023	X	O	X	X	X	X	X	OE	O	X	X	X	X	X	OE
Paetzold, Robin	6/30/2023	X	OE	X	X	X	X	X	X	X	X	X	X	X	X	X
Patrick-Ferree, Kelcey	6/30/2031										X	X	X	X	X	X
Raeburn, John	6/30/2027	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Rocklin, Tom	6/30/2025	X	X	X	X	X	X	X	OE	X	TE	TE	TE	TE	TE	TE
Schweigel-Skeers, Cory	6/30/2031										X	X	X	X	X	X
Shultz, Hannah	6/30/2025	X	X	OE	X	OE	X	X	X	X	TE	TE	TE	TE	TE	TE
Stevenson, Daniel	6/30/2027	X	X	X	X	OE	X	X	X	OE	X	R	R	R	R	R
Strong, Kalmia	6/30/2031										X	X	X	X	OE	X

KEY:

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Parks & Recreation Commission: October 8 [See Recommendations]

Attachments: [Parks & Recreation Commission: October 8 \[See Recommendations\]](#)



CITY OF IOWA CITY MEMORANDUM

Date: 11/12/2025
To: Mayor and City Council
From: Staff Member of Parks and Recreation Commission
Re: Recommendation from Parks and Recreation Commission

At their October 8, 2025, meeting the Parks and Recreation Commission made the following recommendations to the City Council:

- To move forward with the plan for City Park Pool operations as proposed by staff.
- To approve the adjusted recreation Fees and Charges for FY27 as proposed by staff.

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.

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

APPROVED

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

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

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

Others Present: Anne Jensen

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

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

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

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

OTHER FORMAL ACTION:

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

PUBLIC DISCUSSION OF ANY ITEMS NOT ON THE AGENDA:

None

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

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

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

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

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

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

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

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

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

Commissioner Mallory arrives at 5:10 p.m.

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

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

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

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

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

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

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

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

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

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

FY27 USER FEES & CHARGES – Superintendent Brad Barker

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

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

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

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

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

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

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

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

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

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

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

REPORTS ON ITEMS FROM CITY STAFF

Commissioner Hayes leaves at 5:33 p.m.

Parks and Recreation Director – Juli Seydell Johnson

Nothing

Parks and Forestry Superintendent – Tyler Baird

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

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

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

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

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

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

Recreation Superintendent – Brad Barker

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

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

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

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

CHAIRS REPORT

None

COMMISSION TIME/SUGGESTIONS FOR FUTURE AGENDA ITEMS:

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

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

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

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

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

ADJOURNMENT:

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

**PARKS AND RECREATION COMMISSION
ATTENDANCE RECORD**

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

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Planning & Zoning Commission: November 5 [See Recommendations]

Attachments: [Planning & Zoning Commission: November 5 \[See Recommendations\]](#)



CITY OF IOWA CITY MEMORANDUM

Date: November 20, 2025

To: Mayor and City Council

From: Anne Russett, Senior Planner

Re: Recommendations from the Planning and Zoning Commission

At its November 5, 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 REZ25-0014, a rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres.

By a vote of 6-0 the Commission recommends approval of SUB24-0005, an application submitted by Tailwind North Dubuque LLC for a combined preliminary and final plat of Cole Hill, a 2.84-acre subdivision to create one residential lot to accommodate an existing single-family home.

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
NOVEMBER 5, 2025 – 6:00 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL**

FINAL

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

MEMBERS ABSENT: Maggie Elliott

STAFF PRESENT: Alex Bright, Sam Brodersen, Anne Russett

OTHERS PRESENT: Gina Landau, Jon Marner

RECOMMENDATIONS TO COUNCIL:

By a vote of 6-0 the Commission recommends approval of REZ25-0014, a rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres.

By a vote of 6-0 the Commission recommends approval of SUB24-0005, an application submitted by Tailwind North Dubuque LLC for a combined preliminary and final plat of Cole Hill, a 2.84-acre subdivision to create one residential lot to accommodate an existing single-family home.

CALL TO ORDER:

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

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

None.

REZONING ITEM:

CASE NO. REZ25-0014:

Location: West of Ava Circle and south of Kennedy Parkway

An application for a rezoning of approximately 13.6 acres of land from Interim Development Research Park (ID-RP) zone to Medium Density Single-Family (RS-8) zone for approximately 4.75 acres and Rural Residential (RR-1) zone for approximately 8.85 acres.

Brodersen began the staff report sharing an aerial map and zoning map of the subject property. The property is currently zoned Interim Development Research Park, to the north is an undeveloped area of the city of Coralville, to the south is Deer Creek Road SE and Highway 218, to the east is Low Density Single-Family Residential with the Planned Development Overlay and Interim Development Research Park and to the west is Interim Development Research Park zoning. For some background on this case Brodersen stated this rezoning request is the next phase of the overall Cardinal Point West development that has been in development, between 2015 and 2021 71.84 acres of surrounding land has already been rezoned and subdivided in order to accommodate similar patterns of development. This application is requested to rezone the subject property from Interim Development Research Park to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres, with the goal of developing the RS-8 area with 19 single family dwellings and leaving the RR-1 area undeveloped

to preserve sensitive features. The rezoning is needed to allow uses that are not allowed in the current zoning designation.

The applicant has hosted a good neighbor meeting on October 22 there were three attendees. These attendees had questions regarding the plan and vision for the subject parcel. Brodersen shared some photos of the project site and the surrounding areas. He reiterated that the subject property is currently zoned Interim Development Research Park which is not compatible with the existing neighborhood, which is a mix of single family homes, townhomes and multifamily residences. The request is to rezone it to Medium Density Single-Family Residential and Rural Residential and the RS-8 zoning designation will allow for single family residential uses on smaller lots. Additionally, the request for Medium Density Single-Family Residential and Rural Residential is more consistent with the current zoning pattern and City services are available to service the proposed development. Again, the Rural Residential areas will remain undeveloped in order to preserve sensitive areas.

Brodersen explained that the City uses two criteria to review all rezonings, first is consistency with the Comprehensive Plan and second is compatibility with the existing neighborhood. Looking at the Future Land Use Map from the IC2030 Comprehensive Plan the subject area is designated for conservation design, which aligns with the requested rezoning. Additionally, the Comprehensive Plan has a list of goals and strategies that align with this request such as to guide development away from sensitive features, to encourage a diversity of housing options, for the development of housing options on smaller lots that conserve land and allow for more affordable single family housing. Brodersen also noted the subject parcel is located within the Clear Creek Master Plan which lays out a general development concept with possible street layouts and shows areas for residential, commercial and office development. As previously mentioned, the Future Land Use Map identifies this area as appropriate for conservation design and the proposed rezoning aligns with the conservation design vision as conservation design is intended to be appropriate for areas containing steep slopes, woodlands and other sensitive features, it's intended to have building sites identified to take advantage of the preserved land, and the intention is for development to be more compact with less pavement and more open space than conventional development. In terms of compatibility with the existing neighborhood Brodersen stated there are a variety of housing types, including single family dwellings, townhouses and multifamily housing in the area, this rezoning is the next phase in the overall Cardinal Point West development and the current Interim Development Research Park zoning is not compatible with the existing neighborhood, as it only allows agriculture by right. Interim Development Research Park zoning designation is intended to be a default zoning designation until City services are available and City services are available to service the proposed development so the Interim Development Research Park zoning is no longer appropriate.

Brodersen stated that staff received no correspondence related to this rezoning request.

Staff recommends the approval of REZ25-0014, a rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres.

In terms of next steps, City Council will schedule the date for the public hearing at the next Council meeting on November 18, following that, they will consider the rezoning at future meetings.

Davies asked if the Clear Creek Master Plan is something that's publicly available or is that part of a Comprehensive Plan. Russett explained it is not available on the City's website, staff does have it available by request, it was something that was done in collaboration with the city of Coralville several years ago.

Davies noted it says 19 houses will be there, is there any kind of delineation, are those all in the RS-8 or is the intent to spread them between the RS-8 and the RR-1. Brodersen stated the request is to place the dwellings in the RS-8 area, which is in the northern area of the parcel, the RR-1 zoning is planned to remain undeveloped.

Quellhorst opened the public hearing.

Gina Landau (Navigate Homes) is here on behalf of the owner, Crossing Land, LLC which is a break off from SouthGate and are doing the development part. She confirmed the developer's request is for a rezoning so they can build 19 single family homes.

Quellhorst closed the public hearing.

Townsend moved to recommend the approval of REZ25-0014, a rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres.

Miller seconded the motion.

Townsend noted it seems that this is land that's vacant and they need housing, they also seem to be smaller and not huge homes, so it sounds like the proper thing for her.

Davies noted they don't have a lot of information on how the land will be sited but he assumes that gets taken care of. He also noted it seems like the Good Neighbor meeting was mostly about wanting to retain some trees as a buffer to 218 and if there's really no planned development for the RR-1 that would retain the trees and buffer so he is generally supportive of the plan and the rezoning.

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

SUBDIVISION ITEM:

CASE NO. SUB24-0005:

Location: 620 Foster Road

An application for a combined preliminary and final plat for Cole Hill, a 2.84-acre subdivision to create one residential lot to accommodate an existing single-family home

Russett began the staff report showing an aerial map of the property, the house at the center is the property that's located at 620 Foster Road, the land to the north is undeveloped and then Interstate 80 is to the north with Foster Road to the south. The subject property is zoned RS-12 with a Planned Development Overlay and the surrounding area is also zoned mainly Single Family with a Planned Development Overlay, and some multifamily to the south. In terms of

background, this property has never been subdivided, it was rezoned to the Planned Development Overlay RS-12 in 2019 as part of the larger Forest View Development project. Russett explained that development never moved forward and then the land was sold to Tailwind North Dubuque LLC, who is the applicant. Russett stated the rezoning conditions that were applied to the rezoning in 2019 still apply to the subject property but the goal tonight is to carve off a piece of that land that Tailwind owns for the homeowner, the home is owned by a different entity so they need to create a lot that can be reverted back to the owner of the house that exists there.

Russett shared the combined preliminary and final plat noting again there's one lot that's proposed with this subdivision, which again is to accommodate the existing residence. In terms of the Comprehensive Plan, the IC2030 Comprehensive Plan and the North District Plan both identify this as appropriate for conservation design, and the land was rezoned to that RS-12 designation several years ago. There are environmentally sensitive areas on the subject property, but this is exempt from the Sensitive Areas Ordinance as there's no development proposed and construction of single family or two family homes are exempt if development does not exceed 20,000 square feet, which is the case here.

Staff recommends approval of SUB24-0005, an application submitted by Tailwind North Dubuque LLC for a combined preliminary and final plat of Cole Hill, a 2.84-acre subdivision to create one residential lot to accommodate an existing single-family home.

In terms of next steps, after a recommendation from the Planning and Zoning Commission, this would go to City Council for consideration at their next meeting.

Quellhorst asked if currently the home and the land are actually owned by two separate entities. Russett explained the land is owned by Tailwinds and the house is Ed Cole's house. Ed Cole was previously involved in the development of the land when it was the Forest View project but he isn't involved in the development moving forward. Therefore, the goal is to carve off a piece of that land so he can separate the house from any development that may move forward someday for the rest of the land.

Davies asked about the road and timing and responsibility as it seems integral to the access to the development to the north. Russett stated it would be required to be extended if development were to occur to the north. The property at 620 Foster Road will still have access from Foster Road so they don't need an extension of Algonquin to access their home.

Quellhorst opened the public hearing.

Jon Marner (MMS Consultants) is representing the developer and reiterated the intent here is to create one parcel for the existing home. Tailwind currently owns it the land so this would allow for the transfer of that property back to Ed Cole and still establish guidelines and all the necessary measures for Tailwind to continue to proceed with their plans for development. Marner noted the application for that development is in and they are working with City staff and the DOT on the traffic study and all the other things that are required with the intent is to continue to move that forward.

Townsend noted the whole Forest View area was set aside for affordable housing at one point so

is this new proposal going to include affordable housing. Marner stated he can't speak to that, whenever that next application comes before the Planning and Zoning Commission and Council all of those plans and any agreements would be addressed at that time. The goal for this application is to just establish that initial lot since Ed Cole is not involved with the Tailwind group on that future development the goal is to create that parcel for his house and then Tailwind can continue with their application.

Quellhorst closed the public hearing.

Wade moved to recommend approval of SUB24-0005, an application submitted by Tailwind North Dubuque LLC for a combined preliminary and final plat of Cole Hill, a 2.84-acre subdivision to create one residential lot to accommodate an existing single-family home.

Davies seconded the motion.

Wade noted this is pretty straightforward, splitting off that lot for the private residence and it sounds like access is still on the private drive but could connect to Algonquin if it ever needs to for access in the future.

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

CONSIDERATION OF MEETING MINUTES: OCTOBER 15 2025:

Townsend moved to approve the meeting minutes from October 15, 2025. Wade seconded the motion, a vote was taken and the motion passed 6-0.

PLANNING AND ZONING INFORMATION:

Russett noted the updated flood plain amendments that were presented to the Commission several weeks ago were recently adopted by City Council.

ADJOURNMENT:

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

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

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

KEY:

X = Present

O = Absent

O/E = Absent/Excused

-- = Not a Member



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

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

Attachments: [Resolution](#)

Executive Summary:

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

Background / Analysis:

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

Resolution Number: _____

Resolution approving applications for retail tobacco, tobacco products, alternative nicotine products, vapor products, and device retailer permits, as required by Iowa Code 453A.47A and Iowa Code 453E.3.

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

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

Whereas, applications are presented to City Council for approval.

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

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

Effective from: December 10, 2025 to June 30, 2026.

Business Name	Business Address	Permit Type
High Mart	923 S. Riverside Dr.	Tobacco Permit

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

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

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

Prepared By:	Rachel Kilburg Varley, Economic Development Coordinator
Reviewed By:	Geoff Fruin, City Manager Susan Dulek, First City Attorney
Fiscal Impact:	N/A
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	FY27 Public Meeting Minutes 11.6.2025 Preliminary FY27 ICDD Budget

Executive Summary:

The operating agreement between the City of Iowa City and the Iowa City Downtown District (ICDD) stipulates the process for City approval and incorporation of the district's annual budget. In accordance with the Operating Agreement, the ICDD Advisory Board held a public meeting November 6, 2025 and approved the FY27 proposed budget for submission to the City for review. Staff find it to be in compliance with the terms of the original petition, enabling ordinance, and operating agreement.

Background / Analysis:

It should be noted that budget contains the ICDD's projections for property tax income. Projections are based on the proposed SSMID renewal petition, which includes expanded boundaries and a SSMID levy rate of \$2.50 per \$1,000 in taxable value for the period of July 1, 2026 - June 30, 2033 and the option to increase that levy rate to \$2.75 per \$1,000 taxable value for the period of July 1, 2033 - June 30, 2036. If the SSMID renewal is approved by City Council and the property tax income exceeds the ICDD budget projections, staff will proceed in transferring the full amount entitled through the enabling ordinance and operating agreement.

Open Public Meeting to Review Fiscal Year 2026 Preliminary Budgets of the Iowa City Downtown District and South of 6 Business District

10:00 A.M.
Thursday, November 6, 2025
City Manager's Conference Room
410 E. Washington Street, Iowa City

Attendance:

Iowa City Downtown District: Angie Brown, Betsy Potter

South of 6 Business District: Amy Hospodarsky, Nick Bergus, Maurice Davis, Ana Marie Senica

Iowa City Staff: Rachel Kilburg

AGENDA

Call to Order

The meeting was called to order at 10:04 a.m., November 6, 2025.

South of 6 Business District Preliminary Draft of FY27 Budget

The Preliminary Draft FY27 Budget was moved and approved by the Advisory Committee.

No members of the public provided comment on the budget review.

Iowa City Downtown District Preliminary Draft of FY27 Budget

The Preliminary Draft FY27 Budget was introduced and approved by the Advisory Committee.

No members of the public provided comment on the budget review.

Adjourn

The meeting was adjourned at 10:17 a.m.

	Iowa City Downtown District				
	FY27 Preliminary Draft Budget comparison to FY26 Budget				
	November 2025				
		FY27 Budget	FY26 Actual Budget Comparison	Percent Change	Comments
	INCOME				
1	SSMID Levy Collection	\$1,145,000	\$663,198	72.6%	Increased due to expanded boundaries
2	University of Iowa Contribution	\$200,000	\$200,000	0.0%	Continuing steady; check annually
3	Program & Initiatives Income	\$839,000	\$971,650	-13.7%	Change is due to ARPA funding no longer available
4	Events & Sponsor Income	\$412,000	\$427,000	-3.5%	Estimating similar event attendance
5	TOTAL INCOME	\$2,596,000	\$2,261,848	14.8%	
	EXPENSES				
6	District-Wide Marketing	\$200,300	\$170,500	17.5%	Increased to support new boundaries
7	Event Expense	\$365,800	\$360,800	1.4%	Anticipate similar event revenue goals to FY25
8	Programs & Initiatives	\$1,290,000	\$1,142,333	12.9%	Increase in Clean and Safe needs
10	Office Administration	\$123,795	\$95,200	30.0%	Reflects bookkeeping, attorney fees, insurance etc.
11	Personnel	\$612,956	\$491,000	24.8%	Reflects another staff member added
12	Contingency	\$3,149	\$2,015	56.3%	
13	TOTAL EXPENSES	\$2,596,000	\$2,261,848	0.0%	
14	NET GAIN / LOSS	\$0	\$0		



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

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

Prepared By:	Rachel Kilburg Varley, Economic Development Coordinator
Reviewed By:	Geoff Fruin, City Manager Susan Dulek, First Ass't. City Attorney
Fiscal Impact:	N/A
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	FY27 Public Meeting Minutes 11.6.2025.docx So.6 Preliminary FY27 Budget

Executive Summary:

The operating agreement between the City of Iowa City and the South of 6 Business District (So.6) stipulates the process for City approval and incorporation of the district's annual budget. In accordance with the Operating Agreement, the So.6 Advisory Board held a public meeting November 6, 2025 and approved the FY27 proposed budget for submission to the City for review. Staff find it to be in compliance with the terms of the original petition, enabling ordinance and operating agreement.

Background / Analysis:

It should be noted that budget contains the So.6's projections for property tax income. However, the district has communicated that it intends to collect the maximum amount generated by the authorized SSMID levy. Therefore, if property tax income exceeds the So.6 budget projections, staff will proceed in transferring the full amount entitled through the enabling ordinance and operating agreement.

Open Public Meeting to Review Fiscal Year 2026 Preliminary Budgets of the Iowa City Downtown District and South of 6 Business District

10:00 A.M.
Thursday, November 6, 2025
City Manager's Conference Room
410 E. Washington Street, Iowa City

Attendance:

Iowa City Downtown District: Angie Brown, Betsy Potter

South of 6 Business District: Amy Hospodarsky, Nick Bergus, Maurice Davis, Ana Marie Senica

Iowa City Staff: Rachel Kilburg

AGENDA

Call to Order

The meeting was called to order at 10:04 a.m., November 6, 2025.

South of 6 Business District Preliminary Draft of FY27 Budget

The Preliminary Draft FY27 Budget was moved and approved by the Advisory Committee.

No members of the public provided comment on the budget review.

Iowa City Downtown District Preliminary Draft of FY27 Budget

The Preliminary Draft FY27 Budget was introduced and approved by the Advisory Committee.

No members of the public provided comment on the budget review.

Adjourn

The meeting was adjourned at 10:17 a.m.

Proposed Budget 2027	
South of 6 Iowa City Business District	
July 1-June 30	
Distribution account	Total
Income	
Interest Income	35.00
SSMID Levy Collected	116,325.00
Total for SSMID Annual Contribution	\$116,360.00
Total for Income	\$116,360.00
Cost of Goods Sold	
Gross Profit	\$116,360.00
Expenses	
Advertising/Promotional/Sponsorships	10,000.00
Community Outreach Meals	750.00
Contract & professional fees	400.00
Accounting fees	547.50
Professional Membership(Better Together Commitment)	2,575.00
Total for Contract & professional fees	\$3,522.50
Bank fees & service charges	75.00
Insurance(Liability + Work Comp)	4,586.74
Total for Insurance	\$4,586.74
Memberships & subscriptions	150.00
Office supplies (Paper, Ink, and other office items)	300.00
Phone	600.00
Shipping & postage	250.00
Software & apps	2,800.00
Total for Office Administration	\$8,761.74
Personnel Expenses	249.00
Salaries & Wages	50,000.00
Total for Personnel Expenses	\$50,249.00
Programs & Initiative Expenses	
SSMID Renewal	15,000.00
Banner maintenance	4,500.00
Special Events & Initiatives	7,550.00
Selfie with Santa	
Music(Talent)	3,500.00
Movies	2,500.00
Cultural Programming	2,000.00
Total for Project/Event Expenses	\$39,050.00
Office Rent	7,800.00
Storage	1,764.00
Total for Rent	\$9,564.00
Travel	134.05
Total for Expenses	\$115,868.03
Net Operating Income	\$491.97
Other Income	
Planned Annual Reserve	
Net Other Income	0.00
Net Income	\$491.97



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Resolution rescinding the 2024 Personnel Policies and adopting updated Personnel Policies.

Prepared By:	Karen Jennings, Human Resources Administrator
Reviewed By:	Geoff Fruin, City Manager Chris O'Brien, Deputy City Manager Jennifer Schwickerath, Asst City Attorney
Fiscal Impact:	N/A
Staff Recommendation:	Approval
Attachments:	Resolution Personnel Policies - December 2025

Executive Summary:

The City's Personnel Policies were recently reviewed and updated to improve clarity, maintain best practices, and to reflect changes that have occurred within the workplace.

Background / Analysis:

The City's Personnel Policies have recently been reviewed and updated. The revised Personnel Policies include the following changes/updates:

- Clarification that accepting discounted pricing available to the City for personal purchases violates City policy.
- Clarification that dishonesty or refusal to cooperate in a workplace investigation is a cause for discipline.
- Appearance-grooming policy updated to allow employees not required to wear uniforms to wear non-ripped jeans unless otherwise required for a legitimate business purpose provided they are otherwise dressed appropriately for an office environment. Casual attire including sweatshirts and t-shirts is restricted to casual days, generally observed on Friday unless otherwise designated by the City Manager.
- Clarification of requirement that any medical records maintained at the department or division level must be maintained in a secured location separate from employee personnel records with access limited to appropriate staff with a need for legitimate work purposes.
- Added meal break and rest period provision to align with existing scheduling expectations.
- Clarified that non-exempt staff may not engage in work tasks outside of work hours, including accessing and/or responding to emails without supervisor authorization.
- Employment of relatives policy chain of command conflict amended to clarify intent regarding direct or indirect supervision.
- Exit interview/Offboarding questionnaire provision updated to reflect current practice.
- Clarified policy language regarding use of hands-free communication devices while

driving to align with state law.

- General wording, punctuation, and formatting edits throughout that do not substantially modify existing policy.

Resolution no. _____

Resolution rescinding the 2024 Personnel Policies and adopting updated Personnel Policies.

Whereas, Section 1-6-1 of the City Code provides that personnel procedures, rules, and regulations for the employees of the City shall be established by resolution of the City Council; and

Whereas, Resolution No. 24-290, adopted by the City Council on December 10, 2024 established the existing Personnel Policies; and

Whereas, the Personnel Policies have been reviewed by staff and updated to reflect best practices and to better communicate organizational expectations.

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

1. The 2024 Personnel Policies established by Resolution No. 24-290 are hereby rescinded.
2. The Personnel Policies attached to this resolution and by this reference made part hereof are hereby established and adopted.

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:

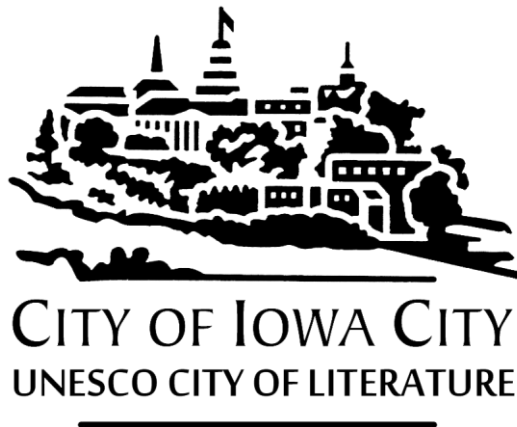
Ayes:

Nays:

Absent:

Alter
Bergus
Harmsen
Moe
Salih
Teague
Weilein

City of Iowa City



Personnel Policies

This policy manual is not intended to create any contractual rights in favor of employees or the City of Iowa City. The City reserves the right, at any time, to amend, delete, revise, or add to any provision in its sole discretion.

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Section 14 Safety29

Section 1: Introduction

The purpose of this document is to set forth the policies by which personnel-related decisions, made by either supervisor or employee, are to be guided and to establish mutual expectations for conduct in the workplace. The City's ability to manage and provide public services with efficiency and effectiveness is dependent upon the capability and performance of its employees. The City strives to provide a positive and professional working environment which promotes and supports courtesy and respect for all persons, professional development, open communication, and sensitivity to both employee and employer needs.

Section 2: Administration

These policies generally cover all City employees and prospective employees. However, not all provisions may apply to variable hour and seasonal staff. Iowa City Public Library employees are subject to Personnel Policies as approved by the Library Board of Trustees.

These policies work to ensure decisions will be made consistently and in accordance with overall City goals regarding employee relations. Questions of policy interpretation should be addressed to Human Resources. The City Manager or their designee shall be responsible for final interpretation and application of these policies. The principles expressed herein will be used as a guide regarding issues not specifically addressed in these policies.

This document should be read in conjunction with negotiated labor contracts, non-bargained employment manuals, administrative regulations, and operating policies and procedures published by Human Resources and other City departments. Should there be a conflict or discrepancy between the provisions of the Personnel Policies and a policy or procedure issued at the department or administrative level, the Personnel Policies will govern.

Upon initial appointment to a budgeted position, all employees of the City shall be furnished a copy of these policies. Any substantive changes or amendments shall be posted to the City's website. Employees will be notified that updated policies are available online and hardcopies will be provided upon request.

Section 3: Equal Employment Opportunity

It is the policy of the City of Iowa City to prohibit discrimination and harassment of any type and to afford equal employment opportunities for all employees or applicants without regard to race, creed, color, sex, national origin, religion, age, sexual orientation, gender identity, gender expression, marital status, mental or physical disability, genetic information, veteran status, pregnancy-related decisions, or other class/category protected by federal, state, or local law, except where age, sex, or physical ability constitute a bona fide occupational qualification necessary for job performance. This extends to all areas of personnel administration including but not limited to recruitment, employment, promotion, transfer, training, working conditions, wages, benefits, and application of personnel policies, and shall be consistent with all protections afforded by applicable federal, state and local law. No personnel decision, action, term, condition or privilege of employment shall be unlawfully influenced in any manner by consideration of an individual's membership in a protected class.

It is the goal of the City of Iowa City to ensure equitable and non-discriminatory treatment of all applicants and employees, to remove barriers to employment for underrepresented populations and to achieve a work force that reflects the diversity within our community.

The City of Iowa City shall also encourage or require equal employment opportunity efforts from vendors, contractors, consultants, and firms with which the City does business.

The City will use recruitment and selection practices that support this policy by displaying required equal employment opportunity posters in areas visible to employees and by identifying the City as an Equal Opportunity Employer on its job advertisements, postings, self-service employment opportunities site and online application form, website, and other recruitment sources. The City will make efforts to inform individuals from underrepresented populations of both employment opportunities and the City's hiring process through targeted distribution of job postings, general recruitment and hiring information, and events such as job fairs. The City will also periodically review its outreach efforts and recruitment, hiring, and selection procedures, adjusting as appropriate to ensure best practices to promote equal opportunity for all persons. City personnel who have responsibility for selection and hiring shall be trained in and held responsible for using legal interviewing and selection techniques and criteria.

Section 4: Labor Relations

The City recognizes its duty to bargain collectively with employee organizations certified by the Employment Appeal Board, as provided by state law. Pursuant to this requirement, the duties, obligations, and rights of the City and each certified employee organization are set forth in the collective bargaining agreements mutually entered into by the City and the employee organization. Please refer to the appropriate collective bargaining agreement for specific details.

Section 5: Civil Service Coverage

The rules and regulations as set forth in Chapter 400 of the Code of Iowa shall apply to all permanent positions within the employment of the City of Iowa City with the exception of the positions of:

City Manager, Deputy City Manager, Assistant City Manager, the Directors of Finance, Public Works, Neighborhood and Development Services, Parks and Recreation, Transportation Services, and the Directors of any other city department as may be created; Police Chief*, Fire Chief*; Human Resources Administrator; City Attorney; Assistant City Attorneys; Civil/Human Rights Coordinator; City Clerk, Deputy City Clerk; all Division Heads; Secretaries to the Department Directors; employees of the Library Board or Airport Commission; and any other positions specifically excluded by the Code of Iowa.

*The positions of Police Chief and Fire Chief shall receive the benefits of the Iowa Civil Service Act for selection purposes and Civil Service status under Iowa Code Sections 400.13 and 400.14.

5.1 Rights and Benefits

Chapter 400 establishes testing, hiring and promotional process requirements for Civil Service positions under the authority of the Civil Service Commission. Applicants for entry level or promotional civil service positions will be tested through impartial examinations which fairly test each applicant's ability to perform in the position. Examinations may consist of review of written application materials, oral interviews, and/or written, practical, or physical agility examinations as are relevant to the position.

5.2 Appeal Rights

Following completion of probation, an employee covered by Civil Service who is removed, discharged, demoted, or suspended may appeal the disciplinary action to the Civil Service Commission, and will be entitled to a hearing before the Civil Service Commission. The appeal process and timelines are governed by Chapter 400 of the Iowa Code.

Section 6: Harassment and Discrimination

The City of Iowa City is committed to providing a work environment in which people are treated with dignity, decency, and respect, and which is free of harassment and unlawful discrimination. In addition to the physical work site the work environment includes work-related communication systems, accounts, devices, or platforms such as the City's email system, videoconferencing, messaging or chat platforms, intranet, website, official social media accounts or other similar technologies or services.

6.1 Harassment

Harassment may take many forms, including behaviors that are overt or subtle. Harassment may occur between or among:

- Members of the same or opposite sex or gender identity
- Employees and the public, contractors, vendors, or co-workers
- Subordinates and supervisors.

Harassing behavior of any nature can have the effect of creating a hostile or offensive work environment and is prohibited. This can include conduct occurring outside of the workplace which has an impact on the work environment.

For the purposes of this policy, harassment is any conduct that threatens, intimidates, demeans, humiliates, or coerces an employee or any person working for or on behalf of the City. Verbal taunting that impairs an individual's ability to perform their job is included in the definition of harassment.

Harassment may take the form of, but is not limited to:

- Comments that are offensive or unwelcome and/or the distribution, display, discussion of any written, electronic or graphic material that is offensive regarding a person's race, creed, color, sex, national origin, religion, age, sexual orientation, gender identity, gender expression, marital status, mental or physical disability, genetic information, veteran status, pregnancy-related decisions, or other class/category protected by federal, state, or local law, body, or appearance including epithets, slurs, and negative

stereotyping. This includes the display of symbols of violence or hatred such as a swastika or noose, whether on the work premises or visible in a remote workspace while participating in a video meeting.

- Abusive and offensive language, insults, teasing, name-calling, spreading rumor and innuendo, unreasonable criticism, isolating people from normal work interaction, excessive demands, and practical jokes
- Offensive treatment of employees aged 40 or older based on age, negative perceptions or stereotypes of older workers such as pressuring an older employee to pursue a job that is less technology-focused or physically demanding based on perceptions that older workers are not well-suited to such work or encouraging an older worker to retire.
- Unwelcome treatment of persons based on disability or perceived disability, traits or characteristics linked to an individual's disability such as how they speak, look, or move, or based on an individual's request for or receipt of a reasonable accommodation.

6.2 Sex-based Harassment

Harassment based on sex includes conduct of both a sexualized nature and non-sexual conduct based on sex. This includes harassment based on pregnancy, childbirth, or related medical conditions. Sex-based harassment is defined as unwelcome conduct that affects terms or conditions of employment or creates an intimidating, hostile, or offensive work environment. Such harassment is prohibited for all employees, regardless of status, including supervisors, subordinates, administrators, and co-workers. No employee, regardless of gender identity, should be subjected to such conduct. Sex-based harassment may also occur between same sex employees.

Sex-based harassment may take the form of, but is not limited to the following and may include more subtle actions:

- a. Deliberate or repeated unsolicited verbal comments, questions, representations, or physical conduct of a sexual nature that is unwelcome to the recipient. This could include conduct expressing sexual attraction or involving sexual activity.
- b. Making or threatening to make decisions affecting an employee's job on the basis of the acceptance or refusal of a request for sexual intimacy.
- c. Unwelcome sexually explicit, lewd, threatening or vulgar language, sexual jokes, innuendo, or propositions; suggestive comments; lewd gestures; requests for any type of sexual behavior (including repeated, unwelcome requests for dates); and verbal abuse or "kidding" that is oriented toward a prohibitive form of harassment, including that which is sexual in nature.
- d. Distribution, display or discussion or any written, electronic or graphic material, including calendars, posters, cartoons, that are sexually suggestive, display visual depictions of sex acts or show hostility toward an individual or group because of sex, suggestive or insulting sounds; leering, staring; whistling; content in letters and notes, e-mails, photos, text messages, Internet/social media postings or messages; or other form of communication that is sexual or sex-based in nature and offensive.

- e. Unwelcome, unwanted physical contact including touching, tickling, pinching, patting, brushing up against, hugging, cornering, kissing, fondling, and forced sexual intercourse or assault.
- f. Non-sexual conduct based on sex such as sex-based epithets, sexist comments, degrading workplace comments about a particular sex in general even if not related to a specific individual. Offensive conduct that appears to be sex-neutral but is motivated by sex (targeted toward individuals of one sex).
- g. Unwelcome conduct based on issues such as pregnancy, childbirth, lactation, using or not using contraception, or abortion-related care.
- h. Unwelcome conduct based on sexual orientation or gender-identity, including how that identity is expressed such as epithets regarding sexual orientation or gender identity, outing someone without their permission, harassing conduct because an individual does not present in a manner stereotypically associated with their sex, repeated and intentional misgendering, or the denial of access to or interference with use of a bathroom or other sex-segregated facility consistent with the person's gender identity.

6.3 Discrimination

It is a violation of City policy to discriminate in the provision of employment opportunities, benefits or privileges; to create discriminatory work conditions; or to use evaluative standards that discriminate, in whole or in part, based on a person's race, creed, color, sex, national origin, religion, age, sexual orientation, gender identity, gender expression, marital status, mental or physical disability, genetic information, veteran status, pregnancy related decisions, or other class/category protected by federal, state, or local law. Discrimination of this kind may also be prohibited by federal, state, or local laws, including Title VII of the Civil Rights Act of 1964, the Age Discrimination in Employment Act of 1975, and the Americans with Disabilities Act of 1990. This policy is intended to comply with these laws.

6.4 Complaint Procedure

The City will thoroughly pursue and investigate complaints of harassment, discrimination, or denial of civil rights and appropriate action will be taken. Conduct which may be in violation this policy should be reported to the Human Resources Administrator, a department supervisor, or the City Attorney's office. Human Resources, the City Attorney's office, and/or other administrative staff as appropriate will investigate, including interviews of complainant, respondent, and witnesses as necessary. The City is committed to investigating complaints in as prompt, efficient and discreet a manner as possible. If an investigation determines that an employee has violated this policy, appropriate discipline will be issued.

Contact: Human Resources Administrator
City Hall, 410 E. Washington Street
319-356-5025

City Attorney's Office
City Hall, 410 E. Washington Street
319-356-5030

6.5 Confidentiality

Throughout the complaint process, the confidentiality of the information received, the privacy of the individuals involved, and the wishes of the complaining person will be protected to the

extent possible, while allowing the City to meet its obligation to investigate such complaints. The expressed wishes of the complaining person for confidentiality will be considered in the context of the City's legal obligation to act on the complaint and the right of the respondent to obtain information.

6.6 Retaliation

Retaliation against any person for filing or responding to a complaint either formally or informally, for participating in the complaint and investigation process, or for participating as a witness in an investigation is prohibited and will be considered a violation of this policy. Employees who believe they are being retaliated against in violation of this policy should follow the reporting process outlined in Section 6.4. The City will thoroughly investigate claims of retaliation. Any person who is found to have engaged in retaliation in violation of this policy will be subject to disciplinary action up to and including termination of employment.

6.7 Consequences of Harassment or Discrimination

Harassment and discrimination are unacceptable conduct in any form and can be the basis for a discrimination claim against the City and/or an individual employee. It is the City's position that every employee has the right to work in an environment free of any type of harassment or discrimination. Consequently, any employee who engages in prohibited conduct will be subject to disciplinary action, up to and including termination of employment.

6.8 Duty to Prevent and Report

All employees have an affirmative duty to prevent harassment and discrimination in the workplace by supporting an environment that discourages harassment or discrimination of any kind, and which promotes and supports courtesy and respect in the workplace and community. This includes promptly reporting any conduct that may constitute harassment, discrimination, or denial of civil rights to a department supervisor, the Human Resources Administrator or the City Attorney's Office. Supervisors are required to promptly forward all reports to Human Resources or the City Attorney's Office to ensure appropriate follow-up and investigation.

Section 7: Workplace Violence Prevention

7.1 Policy

Providing a safe and healthy work environment is essential to the City of Iowa City. Violence or the threat of violence by or against any City employee, or any other person, is prohibited. All reports of violence will be promptly investigated and appropriate action will be taken.

7.2 Definition

The City defines workplace violence as any act of physical, verbal, written, or electronic aggression affecting the workplace. This includes the destruction or abuse of property and any visual, verbal, or physical act, that warns of or expresses an ability or intent to harm or kill; is intended to intimidate or create fear, or has the purpose of unreasonably interfering with an individual's reasonable expectation of a safe, non-hostile, or respectful work environment, whether made in person, by telephone, mail, written or electronic communications, or other

means, including conduct that occurs outside of the workplace or during non-working hours.

7.3 Employee Responsibilities

All employees are required to refrain from any conduct that violates this policy, to promptly report to the Human Resources Administrator, a department supervisor, or the City Attorney's Office any incidents or threats of workplace violence, and to cooperate with any investigation of workplace violence. Employees are also expected to report any situation or threats of violence which may follow them into the workplace or otherwise impact other City employees.

Supervisors, with assistance from Human Resources, are responsible for ensuring proper response, investigation and follow up on any reported or observed incidents of workplace violence. Violence, the threat of violence or any other conduct that would fall under this policy must be reported to Human Resources as soon as the reporting party becomes aware of it.

7.4 Investigation and Follow-Up

Any reported or alleged violation of this policy will be promptly investigated by the appropriate management staff, Human Resources, and/or the City Attorney's Office. Violations of this policy may result in disciplinary action up to and including termination of employment and/or a report to law enforcement.

7.5 Confidentiality and Retaliation

To the greatest extent possible, anonymity will be maintained during the investigation. However, anonymity will be maintained at the discretion of those investigating and resolving the complaint only to the degree that it does not compromise the investigation. There is no right to or guarantee of anonymity.

Any employee who acts in good faith by reporting real, threatened, or implied violent behavior will not be subjected to any form of retaliation or harassment. Any retaliatory behavior resulting from a report of violence must be reported to the Human Resources Administrator or City Attorney's Office for investigation and appropriate action.

7.6 Post-incident Response

Injured staff will receive prompt medical treatment and appropriate post-incident counsel. Human Resources will assist the supervisor with coordination of appropriate post-incident response which may include a critical incident debriefing session and/or counseling through the Employee Assistance Program.

7.7 Violent Situations Outside the Workplace

In order to fulfill its obligation to protect employees from violence, the City requires that an employee apprise their supervisor or Human Resources of any situation involving violence or the threat of violence that may carry over into the workplace such as a restraining order issued for the protection of the employee, harassing or threatening phone calls, email or other electronic messages, being or suspicion of being stalked, and any other circumstance the employee perceives as threatening to the health and safety of the employee or others in the workplace.

7.8 Workplace Security Suggestions and Recommendations

Employees are strongly encouraged to offer recommendations for improving safety within work sites throughout the City. These suggestions may be made directly to supervisors, Human Resources, or Risk Management.

Section 8: Employee Relations and Conduct

The work of every employee is important. Employee performance and conduct have an effect on an employee's success with the City and the work environment, as well as affecting the quality of service to the Iowa City community. Employees have a right to expect fair treatment and fair compensation from the City. In return, employees are expected to work diligently toward providing high levels of public service and conducting themselves in a manner that positively contributes to a respectful and productive work environment.

8.1 Employee Conduct and Ethical Standards of Behavior

City employees are expected to conduct themselves in a courteous, respectful, responsive manner and in a manner which demonstrates high ethical standards, professionalism, and inspires public trust. These expectations and standards of behavior extend to individuals under consideration for an offer of City employment, as well. All City employees are required to:

- Refrain from engaging in conduct which could violate federal, state or local laws and/or reflect unfavorably upon the City or their department.
- Refrain from engaging in conduct which represents or could reasonably be interpreted to represent a conflict of interest.
- Refrain from discrimination in the delivery of City services on the basis of a person's race, creed, color, sex, national origin, religion, age, sexual orientation, gender identity, gender expression, marital status, mental or physical disability, genetic information, veteran status, pregnancy related decisions, or other class/category protected by federal, state, or local law except where a City service is intended to be delivered to a specific class/category.
- Put forth honest effort in the performance of their duties.
- Carry-out and support the established policies of the City in the performance of their job duties, regardless of their personal opinions of said policies.
- Decline any extraneous fee or gratuity for work performed on behalf of the City or discounted pricing available to the City for personal purchases.
- Refrain from granting or making available to any person, any consideration, treatment, advantage or favor beyond that which is granted or made available to the public.

- Immediately report to their supervisor any outside interests that may be affected by City of Iowa City plans or activities or result in a conflict of interest or the appearance of such conflict.

a. Impartiality

Employees must:

- Avoid any action which might result in or create the impression of using public office, employment with the City for private gain, giving preferential treatment to any person or entity, or losing impartiality in conducting City business.
- Refrain from securing privileges or exemptions for themselves or others beyond that which would be available to the public at large.

b. Use of Information

Employees may not use confidential information for their own financial advantage or to provide others with financial advantages or information which could be used for financial advantage. Each employee is charged with the responsibility for ensuring that they release or provide only information that should be or already is available to the public at large.

c. Use of City Resources

Employees may not use or permit the use of any publicly owned resource (property, vehicle, equipment, labor, service or supplies (new, surplus, scrap, or obsolete)) for the personal convenience or advantage of the employee or any other person other than what is generally available to the public. No City-owned property may be removed from the workplace except for the purpose of conducting City business. Use of City facilities, supplies, equipment, or worktime for supplemental employment is prohibited.

d. Gifts

State law (Iowa Code section 68B.22, as amended) restricts gifts that can be received by public employees or their families.

There are exceptions to the restrictions, including accepting nonmonetary items with a value of three dollars (\$3.00) or less, or accepting items made available free of charge to members of the general public without regard to their employment. The City wishes to avoid even the appearance of impropriety, so employees are prohibited from accepting any gift unless it is clearly under three dollars (\$3.00). Any questions should be directed to the City Attorney's Office.

e. Employment Conflicts

City employees may not work for an outside employer whose interests might conflict with those of the City. City employees may not use their jobs with the City to further their interest in any supplemental job. City employees may not work for, or directly invest in, businesses with whom they must deal in the course of their employment with the City.

f. Political Activity

City of Iowa City employees are free to exercise all rights of citizenship. However, in order to obey federal and state laws, and to ensure that the City will operate effectively and fairly, some guidelines are necessary. Therefore, the following restrictions have been established:

- (1) An employee shall not, while performing official duties or while using City equipment at the employee's disposal by reason of their position, solicit contributions for any political

party or candidate, or engage in any political activity, including distribution of political messaging or materials. Employees shall also refrain from wearing hats, buttons, or other items with political messaging while working, unless otherwise permitted under Chapter 20 of the Iowa Code.

- (2) An employee shall not attempt to influence the vote or political action of another by advocating for an appointment, increase in pay, or other business or employment advantage for that person with the City.
- (3) An employee who supervises employees shall not directly or indirectly solicit the persons supervised to contribute money, anything of value, or service to a candidate, a political party, or a political committee.
- (4) An employee who becomes a candidate for public office may request a leave of absence without pay. An employee who is a candidate for any elective office shall not campaign while on duty as an employee.

8.2 Discipline

The responsibility of the City to appropriately manage its operations may occasionally require it to take disciplinary action against employees. The objective of disciplinary action is to correct behavior that violates City policies, expectations or is otherwise inappropriate, and to maintain efficient City operations. Failure of the employee, after notice, to modify behavior may result in further disciplinary action up to and including termination of employment. Furthermore, serious infractions may result in disciplinary action up to and including termination of employment without prior notice. Each case will be considered on its merits with due consideration as to the nature of the offense, the cause, the background, and the attitude of the employee.

Employees in bargaining units should refer to the appropriate collective bargaining agreement for further clarification.

Causes for Discipline:

It is not possible to list all forms of employee conduct that are considered unacceptable and impact the workplace. The following list is illustrative of, but does not include all, types of behavior or conduct for which disciplinary action may be taken.

- a. Insubordination including disobedience, disrespect, failure to perform work assignments or duties, or failure to accept direction from authorized personnel. Deliberately attempting to undermine morale.
- b. Theft of city property, money, or services or acting in a careless or negligent manner with City money, property, or vehicles. Theft of personal property during the performance of duty or on City property.
- c. Violation of City policies including but not limited to Personnel Policies, Administrative Regulations, the City of Iowa City's Substance Abuse Policy, and/or the City's Drug and Alcohol Policy; violation of departmental rules, or any other rules, policies, or regulations issued by the City.
- d. Abusive, discourteous, or unprofessional treatment during the performance of duty to any

member of the public, fellow employee or city official, including inappropriate or unwelcome behavior based on race, creed, color, sex, national origin, religion, age, sexual orientation, gender identity, gender expression, marital status, mental or physical disability, genetic information, veteran or active-military status, or pregnancy-related decisions; acts of aggression, violence or intimidation; or any behavior, including behavior occurring outside the workplace, which negatively affects the work environment or has the potential of producing a hostile work environment. Failure of supervisor to promptly report and/or investigate known or reported inappropriate conduct.

- e. Tardiness, failure to report to work, or failure to maintain a satisfactory attendance record; failure to inform the appropriate person of the inability to report to work or the need to leave work for any reason.
- f. Working (straight time or overtime) without proper authorization. Failure to accurately and timely report hours worked. Intentional abuse of the City's time keeping system, including unauthorized punching in/out of another employee.
- g. Failure to satisfactorily and consistently perform the duties of the employee's position; incompetency, inefficiency, or negligence in the performance of assigned duties; loafing, loitering, or engaging in unauthorized personal business during work hours; excessive use of personal mobile devices.
- h. Failure to maintain the appropriate qualifications, certifications or licenses necessary for the performance of job duties or failure to report any change or loss of said qualifications, certifications or licenses.
- i. Unauthorized dissemination of non-public information acquired during the performance of duties for the City.
- j. Breach of confidentiality.
- k. Violations of the Federal Drug Free Workplace Act or other state or federal regulations.
- l. Lying or providing false or inaccurate information, either verbally or in writing; dishonesty or refusal to cooperate in a workplace investigation; falsification, alteration, deletion of required information, or failure to include material information on any application or City record.
- m. Cheating on an employment-related exam.
- n. Inappropriate use of telephone lines, long-distance service, FAX/photocopy services, computer or internet usage, cell phones, mobile or electronic devices or other City-owned property.
- o. Operating City equipment or vehicles without proper license or permit, failure to maintain any required license or permit, or failure to notify the City of loss of any such license or permit. Failure to maintain a satisfactory driving record when possession and maintenance of a valid driver's license is required for the position (see also Section 12).
- p. Failure to make payment in a timely manner for any employment related charges including costs for return-to-duty or follow-up drug tests.

- q. Illegal activities and/or conviction of a crime that is related to the ability of employees to perform their job effectively or is otherwise job related, or failure of employees in positions subject to criminal background checks to comply with Section 8.12.
- r. Disregard for safety policies and procedures, including improper use of safety gear, clothing, or equipment; failure to report a workplace injury or illness to supervisory personnel in a timely manner.
- s. Preventable accidents; conduct resulting in damage to City equipment or property, private property, or the injury of others. Willful destruction of property of the City or any employee. Failure to report workplace accidents to a supervisor. Failure to report workplace incidents involving property loss or damage.
- t. Failure to provide required notification of over the counter or prescription medication that may impact ability to drive or operate heavy equipment (when driving or equipment operation is a required duty of the position); failure to provide copies of any work restrictions applicable to the required duties of the employee's position; failure to comply with work restrictions.
- u. Activity which involves conflict of interest or use of city employment for personal gain.
- v. Conduct which negatively impacts the City's ability to effectively conduct its operations or which reflects negatively upon the City and does not inspire public trust; disruptive behavior; sleeping or giving the appearance of sleeping during working hours; engaging in horseplay, roughhousing, or disorderly behavior during work hours or while on work premises.

8.3 Weapons

No employee of the City of Iowa City shall carry a weapon while on duty. Weapons include but are not limited to firearms, knives, explosives, and tasers or other similar electronic immobilizers. Weapons are not allowed on City property or in an employee's vehicle when parked on City property. Issuance of a weapons permit does not exempt an employee from these provisions. However, sworn officers of the Iowa City Police Department and employees that have approval from their supervisors to use a pocketknife for City work purposes are exempt from this restriction.

8.4 Appearance-Grooming

Employees are expected to maintain a level of personal appearance and grooming and maintenance of their workspaces that is considerate of other employees, and projects an image that inspires the confidence of the community and others with whom the employee must associate in the course of work. This applies to employees participating in video conferences, etc. while working remotely.

- (1) Employees provided uniforms are required to wear the uniform provided.
- (2) Unless required otherwise for a legitimate business purpose such as participation in employment interviews, public presentations, appearing in court, or representing the City in other professional business settings, non-ripped jeans are permitted. However, casual attire including sweatshirts and t-shirts is restricted to casual dress days. Casual

day, generally observed on Friday unless otherwise designated by the City Manager, is an opportunity for office employees to deviate from business attire for the day. Employees must dress appropriately for an office environment, even when casually dressed.

- (3) For employees in the field during hot weather, shorts and a T-shirt appropriate for the workplace and job duties are acceptable attire, unless safety concerns require long pants for protection. For employees working in air-conditioned buildings, shorts are not allowed. All employees are expected to wear clothing appropriate for the work environment and for serving as representatives of the City.
- (4) Employees must refrain from wearing clothing which depicts images or text that are not appropriate when acting as a representative of the City such as images of guns or other weapons, political messaging, vulgar language, content that is disparaging of others, etc.
- (5) Employees must refrain from displaying materials or items in personal or shared workspaces which depict images or text that are not appropriate for the workplace including, but not limited to, images of guns or other weapons, political messaging, offensive or vulgar text or images, or content that is disparaging of others, etc.
- (6) Employees are required to adhere to health, safety, and sanitation standards while at work.

8.5 Scented products

The City aims to be sensitive to individuals with perfume and chemical sensitivities. Employees should minimize use of scented personal products including but not limited to cologne, after-shave, perfume, deodorant, lotions, hair products, air fresheners, room deodorizers or similar products.

8.6 Personal Activities

Conducting personal or non-work-related activities is discouraged during work hours, except in emergencies and with the approval of the supervisor. Personal business should be conducted during designated break times or during unpaid lunch breaks. When possible, personal phone calls should be made from a phone away from areas used by the public to conduct business and away from other employees who may be distracted by such personal calls.

8.7 Supplemental Employment

Supplemental employment outside the employee's assigned City working hours must in no way interfere or conflict with the satisfactory performance of an employee's City duties. Supplemental employment that either creates or gives the appearance of a conflict of interest is prohibited. No employee is to conduct any supplemental employment during their scheduled working hours unless they are using pre-approved leave. Supplemental employment is not encouraged.

If an employee is unable to perform their job for the City due to injury or illness, work for another employer during what would be the employee's City work hours is expressly prohibited. A waiver of this provision may be given if the employee presents sufficient evidence to Human Resources from their physician that the employee's medical condition would preclude fulfillment

of the employee's duties with the City, but that the nature of the condition would permit work at alternative outside employment. Failure to comply with this policy will result in disciplinary action up to and including termination of employment.

8.8 Religious Holidays

Every reasonable effort will be made to accommodate employee requests for release from work to participate in bona fide religious holidays or services. Once approved, personal leave, accrued vacation time, compensatory time, or in the absence of any of these, unpaid leave may be used to cover such absences.

8.9 Education

Advance approval from the City Manager is necessary for an employee to attend or engage in any educational program during normal working hours, other than that which may be provided or directed by the City. Consideration of such requests will be based upon the direct benefit to the City, and a demonstrated ability of employees to effectively carry out the responsibilities of their positions. Employees are encouraged to schedule educational programs outside of regular hours, whenever possible.

8.10 Medication/Work Restriction Notification

Employees who are required to drive vehicles or operate heavy machinery are required to inform their supervisor when taking over the counter or prescribed medication which carries a warning label indicating that the medication may impact the ability to perform those duties safely.

Employees who are issued work restrictions by a health care provider, including for conditions which are not work-related, must provide a copy of those restrictions to their immediate supervisor. Employees with questions about whether a physical restriction is considered a work restriction should discuss the restriction with Human Resources before providing the information to the employee's supervisor.

Failure to comply with these requirements will be grounds for discipline up to and including termination of employment.

8.11 Breastfeeding Breaks

The City will provide reasonable break time for nursing mothers to express breast milk for a nursing child each time such employee has need to express the milk. In addition, the City will provide a private space, other than a bathroom, which may be used by the employee to express milk. If assistance is needed in coordinating the use of private space, employees may contact Human Resources.

8.12 Criminal Convictions and/or Conduct

Employees in positions which are subject to criminal background checks under the City's administrative regulation on Criminal Background Checks in Hiring, as noted in the job description, are required to notify Human Resources of any criminal charge (other than a simple misdemeanor traffic offense) and any dependent adult abuse or child abuse allegation that is

made against the employee. Failure to notify within 48 hours of the employee being made aware of any criminal charges or abuse allegations, or misrepresentation of the circumstances regarding the charge or allegation, may result in disciplinary actions up to and including termination from employment.

Human Resources will conduct an individualized assessment to determine the impact on an employee's ability to continue in their current role and will consult with appropriate supervisory staff and the City Attorney's Office as necessary.

Employees in a position designated as sensitive under the Criminal Background Checks in Hiring policy are required to notify Human Resources within 48 hours of any conviction or finding of dependent adult or child abuse. Human Resources will conduct an individualized assessment to determine the impact on an employee's ability to continue in their current role and will consult with appropriate supervisory staff and the City Attorney's Office as necessary. Employees who are convicted of a crime or who are found to have committed dependent adult abuse or child abuse which would have precluded them from being hired into the position, may likewise be determined to no longer meet the requirements of the position and may be subject to termination of employment or other discipline.

Candidates for sensitive positions which are subject to criminal background screenings who have a pending criminal charge for which conviction would preclude them from further consideration for employment may be subject to an individualized assessment. The individualized assessment will be conducted by Human Resources to determine whether behaviors acknowledged or proven by a preponderance of available evidence may disqualify the candidate from further consideration due to the nature of the position for which they are being considered. (For example: an individualized assessment would be required for a pending charge for a crime against a person which could pose a safety risk to vulnerable populations served by the operation.)

8.13 Personal Use of Social Media

a. Scope and definition

Policies governing appropriate use and administration of authorized City social media accounts are addressed by the Social Media Policy contained within the City's Communications Policy. For the purpose of this provision, social media is defined as any form of online publication or presence that allows interactive communication, including but not limited to, social networking sites such as Facebook, Twitter, Instagram, LinkedIn, YouTube, or similar sites now and in the future. It also includes online forums such as personal web pages, blogs, or vlogs, online games, and messages or comments conveyed through any other online forum.

Nothing in this policy is intended to infringe upon any employee's First Amendment rights to engage in speech protected by the United States and Iowa Constitutions, to limit the right to engage in protected concerted activity under the National Labor Relations Act (NLRA), or to express an opinion on a matter of public concern when the statement is not made pursuant to their official duties. Employees are free to express themselves as private individuals on social media sites. The intent of this policy is to prevent employees from engaging in unlawful speech, improperly impairing the working relationships of and within the City, or impeding performance of City duties and/or negatively affecting public

confidence in the operation of the City government or the performance of the individual employee.

As public employees, City employees are cautioned that speech made pursuant to an employee's official duties is not protected free speech under the First Amendment and may form the basis for discipline.

b. Work-related guidelines for employee use of personal social media

- (1.) Personal accounts may not be designed in such a way as to cause users to believe the account is City-administered or endorsed by the City, including unauthorized use of City logos. Whether or not employees specify on their personal social media accounts that they work for the City of Iowa City, they should be mindful that their employment is a matter of public record. Whenever issues are discussed online, whether in a personal or professional capacity, it is possible that comments can be connected to the person's employment with the City. Employees should consider whether statements they publish may be construed as expressing official City of Iowa City positions and whether such statements are accurate representations. If an employee possesses leadership responsibilities or chooses to identify themselves as a City employee on personal social media, it is recommended that they include a disclaimer such as "The postings on this site are my own and do not necessarily reflect or represent the views of the City of Iowa City for which I work."
- (2.) Employees are prohibited from disclosing confidential or legally protected information learned through employment with the City.
- (3.) Employees are prohibited from using the internet or social media to post content that violates the City's harassment or discrimination policies even if occurring outside work hours, from home and on personal devices. Such behaviors include but are not limited to posting comments or other content that is derogatory with respect to race, creed, color, sex, national origin, religion, age, sexual orientation, gender identity, gender expression, marital status, mental or physical disability, genetic information, veteran status, pregnancy related decisions, or other classes or categories protected by federal, state, and local law including epithets, slurs, and negative stereotyping; sexually suggestive, humiliating, or demeaning comments; or other behaviors that could constitute harassment or bullying.
- (4.) Employees are prohibited from using the internet or social media to incite or encourage violence. This includes threats to stalk, haze, or physically harm another employee or member of the public.
- (5.) Employees may not use social media to engage in libelous, defamatory, obscene, or maliciously false behavior directed at the City, City departments, elected or appointed officials or other employees or members of the public.
- (6.) While employees may believe a social media post or electronic communication is private, release to the public is always possible. Employees will be responsible for their posted content.
- (7.) Employees are discouraged from posting to personal accounts while using the City of Iowa City network or City-owned equipment and should not speak on behalf of the City

using their personal social media accounts.

Section 9: Whistleblower Policy & State Ombudsman's Office

It is the policy of the City that all employees are encouraged to report information or conduct the employee reasonably believes to be improper governmental actions by any City official or employee, to the extent such a report is not expressly prohibited by law. The City prohibits reprisal or retaliation against any employee who in good faith makes such a report.

9.1 Definition of Improper Governmental Action

- Any action by any employee or official that is undertaken in the performance of their duties, whether or not the action is within the scope of the employee's or official's employment; and is in violation of any federal, state or local law or rule;
- Is mismanagement;
- Is an abuse of authority;
- Is of substantial and specific danger to the public health or safety; or
- Is a gross abuse of public funds.

9.2 Complaint Procedure

The City will thoroughly investigate complaints of improper governmental action. Employees should promptly report information or conduct they reasonably believe constitutes improper government action to their supervisor, the City's Human Resources Administrator, or the City Attorney's Office. Supervisors receiving reports of potential improper governmental action are required to promptly notify the Human Resources Administrator or City Attorney's Office of the report to ensure appropriate investigation, documentation and follow-up takes place.

9.3 Retaliation Prohibited

The City may not retaliate against an employee who makes a good-faith report of conduct the employee reasonably believes to be improper governmental action, including an internal report as outlined above or the disclosure of information the employee believes constitutes improper governmental action to a member or employee of the general assembly, an official of or person providing human resources management for that political subdivision or any other public official or law enforcement agency.

9.4 State Ombudsman's Office

In addition to the reporting procedure described above, employees may contact the State Ombudsman with reports of improper governmental action. Pursuant to the Iowa Ombudsman Act, Iowa Code Chapter 2C, the State Ombudsman's Office has authority to investigate complaints about improper action or inaction taken by governmental entities. The State Ombudsman's Office is a non-partisan agency and may be reached at 1-888-426-6283 or online at ombudsman.iowa.gov.

Section 10: Employee Assistance Program

The City sponsors an Employee Assistance Program (EAP) as a means of assisting employees and their family members with a variety of challenges including marital, family or financial difficulties, physical, emotional or personal problems, and substance or alcohol use. It is available as a confidential service for information, short-term counseling, and referral to other community resources. While the program is in no way meant to interfere with the private life of the employee, employees are encouraged to contact the EAP to discuss a personal problem before it affects their work performance. Any voluntary involvement with the EAP will be strictly confidential and not reported to the City. **Employees may contact the EAP by calling 319-351-9072.** In the event work performance is affected, a mandatory referral may be made by an employee's supervisor. When a mandatory referral is made, the employee is required to be seen by an EAP Counselor who may report the employee's attendance, ability to work, and completion of any recommended follow-up treatment to the City. The City is not provided a diagnosis and all discussions between the employee and counselor remain confidential.

Substance Abuse

All City employees are eligible for and encouraged to seek treatment and rehabilitation for alcoholism, problem drinking, or substance abuse through the City's Employee Assistance Program, or other available community resources. Alcoholism or drug addiction as conditions are not causes for discipline. However, if they impact job performance, including attendance, work performance, ability to carry out required duties, inter-personal or public relations, etc., disciplinary action may be taken. Nothing in this section relieves employees of responsibility for their own conduct on the job.

Section 11: Substance Abuse Policy

11.1 Policy

The City of Iowa City is dedicated to providing safe, dependable, and efficient services to our residents and visitors. City of Iowa City employees are our most valuable resources, and it is our goal to provide a healthy, satisfying working environment. In meeting these goals, it is our policy to (1) assure that employees are not impaired in their ability to perform assigned duties in a safe, productive, and healthy manner; (2) create a workplace environment free from the adverse effects of drug abuse and alcohol misuse; (3) prohibit the unlawful manufacture, distribution, dispensing, possession, or use of controlled substances; and (4) to encourage employees to seek professional assistance any time personal problems, including alcohol or drug dependency, adversely affect their ability to perform their assigned duties.

11.2 Purpose

The purpose of this policy is to assure worker fitness for duty and to protect our employees and the public from the risks posed by the misuse of drugs or alcohol or by the use of prohibited drugs while balancing respect for individual privacy. This policy is also intended to comply with all applicable Federal regulations governing workplace anti-drug and alcohol programs, including the federal Drug Free Workplace Act of 1988.

11.3 Applicability

This policy applies to all City employees, as well as contractors or volunteers, when they are

on City property or when performing any City-related business. This policy also applies to off-site lunch periods or breaks when an employee is scheduled to return to work and when an employee is on-call/receiving standby compensation. Compliance with the terms and requirements of this policy is a condition of employment for all employees. Nothing herein relieves employees also subject to the City of Iowa City Drug and Alcohol Policy of their responsibilities under that Policy.

11.4 Prohibited Substances/Behaviors

a. Illegally Used Controlled Substances or Drugs

Any illegal drug or any substance identified in Schedules I through V of Section 202 of the Controlled Substance Act (21 U.S.C. 812), and as further defined by 21 CFR 1300.11 through 1300.15. This includes, but is not limited to marijuana, amphetamines, opiates, phencyclidine (PCP), and cocaine, as well as any drug not approved for medical use by the U.S. Drug Enforcement Administration or the U.S. Food and Drug Administration. Illegal use includes use of any illegal drug, misuse of legally prescribed drugs, or use of illegally obtained prescription drugs.

b. Misuse/Abuse of Legal Drugs

The appropriate use of legally prescribed drugs and over-the-counter medications is not prohibited. However, the use of any substance which carries a warning label that indicates that mental functioning, motor skills, or judgment may be adversely affected must be reported to supervisory personnel and medical advice should be sought by the employee, as appropriate, before performing work-related duties.

A legally prescribed drug means that individual has a prescription or other written approval from a physician for the use of a drug in the course of medical treatment. Legally prescribed drugs must be carried in their original container with a label which includes the patient's name, the name of the substance, quantity/amount to be taken, and the period of authorization. The misuse or abuse of legal drugs while performing City business is prohibited.

The City reserves the right to take appropriate action (including relieving the employee from work) if the use of a prescribed or over-the-counter medication is impairing or is deemed likely to impair the employee's faculties or work performance.

c. Alcohol

City employees are prohibited from consuming alcoholic beverages and from possessing containers of alcoholic beverages with a broken seal while on City premises or on duty, except when attending events off-duty on City premises where alcohol is permitted.

11.5 Prohibited Conduct

a. Manufacture, Trafficking, Possession, and Use

City of Iowa City employees are prohibited from engaging in the unlawful manufacture, distribution, dispensing, possession, or use of prohibited substances while working, on City premises, in City vehicles, in uniform, or while on City business, or from reporting to work following use of a prohibited substance. Employees who violate this provision will be subject to disciplinary action up to and including termination of employment. Law enforcement shall be notified, as appropriate, where criminal activity is suspected.

b. Alcohol Use

No employee shall report for duty or remain on duty when their ability to perform assigned duties is impaired by alcohol. No employee shall use alcohol while on duty, or during the hours that they are on call. City employees are prohibited from consuming alcoholic beverages on breaks or at lunch. Violation of these provisions is prohibited and subject to disciplinary action up to and including termination of employment.

c. Treatment

The City recognizes that drug and alcohol dependency is an illness and a major health problem. The City also recognizes drug and alcohol abuse as a potential health, safety and security problem. All employees are encouraged to use the Employee Assistance Program (EAP) for treatment of drug or alcohol misuse and/or illegal drug use problems. Under certain circumstances, employees may be required to undergo treatment for substance abuse or alcohol misuse. Any employee who refuses or fails to comply with City requirements for treatment, after care, or return to duty shall be subject to disciplinary action, up to and including termination of employment. Employees will be allowed to use accumulated sick leave and other accruals as appropriate to participate in a prescribed rehabilitation program.

The EAP provides a constructive way for employees to deal with alcohol or drug-related problems before they interfere with continued employment. However, an employee must continue to comply with City policies, meet attendance, job performance, and safe and sober behavior standards while seeking assistance from EAP or another treatment provider.

d. Notifying the City of Criminal Drug Conviction

The Drug Free Workplace Act of 1988 mandates that employees are required to notify the City of any criminal drug statute conviction for a violation occurring in the workplace or off City premises while conducting City business within five days after such conviction. The City will take appropriate disciplinary action and/or require the employee to participate in a rehabilitation program within 30 days of receiving notice of any conviction under a criminal drug statute. Failure to comply with this provision shall result in disciplinary action, up to and including termination of employment.

11.6 Proper Application of the Policy

The City of Iowa City is dedicated to assuring fair and equitable application of this substance abuse policy. Supervisors are required to use and apply all aspects of this policy in an unbiased and impartial manner. Any supervisor who knowingly disregards the requirements of this policy or is found to have deliberately misused the policy in regard to subordinates, shall be subject to disciplinary action, up to and including termination of employment.

11.7 Testing Procedures

a. Pre-Employment Drug Testing

All applicants for positions covered by Federal regulations governing workplace anti-drug and alcohol programs shall undergo urine drug testing following a conditional offer of employment. Receipt by the City of a negative drug test result is required prior to starting employment. Failure of a pre-employment drug test will result in rescission of the conditional offer of employment and will disqualify an applicant for employment for

a period of one year.

City employees not currently in a position covered by Federal regulations governing workplace anti-drug and alcohol programs who apply for a position covered by said Federal regulations must pass a urine drug test following the offer of a transfer into a position covered by Federal regulations governing workplace anti-drug and alcohol programs.

b. Reasonable Suspicion Testing

Employees are expected and required to report to work on time in an appropriate mental and physical condition. The City reserves the right to test employees when there is reasonable suspicion that the employee is impaired, that their work performance or on-the-job behavior has been affected in any way by drugs or alcohol or the employee is otherwise unfit for duty.

Reasonable suspicion testing is drug or alcohol testing based upon the evidence that an employee is using or has used alcohol or other drugs in violation of this policy. This evidence is drawn from specific objective and articulable facts and reasonable inferences drawn from those facts in the light of experience. For the purposes of this policy and procedure, facts and inferences may be based upon, but not limited to, any of the following:

- (1) Direct observation of alcohol or drug use or abuse.
- (2) Physical symptoms or manifestations of being impaired while at work due to alcohol or other drug use such as, but not limited to, the smell of alcoholic beverages or drugs emanating from the individual, reddened eyes, dilated or constricted pupils, flushed or pale complexion, extensive sweating or skin clamminess, unfocused/blank stare, disheveled clothing, unkempt grooming, runny or bleeding nose, possible puncture marks, wetting lips frequently, complaining of dry mouth or nystagmus (involuntary jerky eye movement) deterioration of work performance, errors and irregularities in work performance.
- (3) Unexplained changes in behavior or personality such as, but not limited to, hyperactivity, fidgety, agitated, breathing irregularly or with difficulty, nausea, slow reactions, unstable walking, poor coordination, hand tremors, shaking, sleeping on the job, irritable, moody, suspicious, paranoid, depressed, withdrawn or a lackadaisical attitude.
- (4) Unexplained changes in speech such as, but not limited to, slurred/slowed, loud/boisterous, quiet/whispering, incoherent/nonsensical, repetitious/rambling, clicking sound with tongue, rapid, excessive talkativeness, exaggerated enunciation or cursing/inappropriate speech.
- (5) A report of alcohol or other drug use while at work provided by a reliable and credible source.
- (6) Evidence that an employee has manufactured, sold, distributed, solicited, possessed, used, or transferred illicit drugs or consumed alcoholic beverages while at work for the City, or while operating City vehicles, machinery or equipment.

Employees found to be impaired by prohibited substances or employees who fail to pass a reasonable suspicion drug or alcohol test administered under federal or state regulations shall be removed from duty and be subject to disciplinary action, up to and including termination of employment.

c. Post Accident Testing.

The City reserves the right to test employees for drugs and alcohol after a work-related accident when one or more of the following conditions are present:

- a fatality in which a City employee was involved;
- any individual suffers bodily injury known at the time of the accident;
- one or more vehicles incur disabling damage and require towing/removal from the scene;
- the accident results in cumulative property damage of \$5,000 or greater as reasonably estimated at the time of the accident;* or
- the City employee receives a citation for a moving violation.*

If none of the above conditions are present, and the employee involved in the accident would like to be tested voluntarily for drugs and alcohol, the employee may submit to testing at the City's expense.

Following an accident, the employee will be tested as soon as possible, but time elapsed before testing may not to exceed eight (8) hours for alcohol and thirty-two (32) hours for drugs. An employee subject to post-accident testing shall remain readily available or may be deemed by the employer to have refused to submit to testing.

*Employees subject to DOT guidelines are subject to the post-accident testing requirements of the Drug and Alcohol Policy.

d. Refusal to Test

Refusal to submit to an alcohol or drug test is classified as a positive test and subject to the consequences of a positive test.

Refusal to test includes, but is not limited to, such behavior as:

- (1) Failure to report in a timely manner to a collection site (except for a pre-employment test). Once notified an employee is to immediately go directly to the testing site.
- (2) Failure to remain at the testing site until the testing process is complete (except for a pre-employment test).
- (3) Failure to provide a urine specimen for any drug test required by this part or DOT agency regulations (except for a pre-employment test).
- (4) In the case of a directly observed or monitored collection in a drug test, failure to permit the observation or monitoring of provision of a specimen.
- (5) Failure to provide a sufficient amount of urine or breath when directed, and it has been determined, through a required medical evaluation, that there was no adequate medical explanation for the failure.
- (6) Failure or decline to take a second test the City or collector has directed them to take.
- (7) Failure to undergo a medical examination or evaluation, as directed by the MRO as part of the verification process, or as directed by the City as part of the procedures for situations in which an employee does not provide a sufficient amount of urine to permit a drug test.
- (8) Failure to cooperate with any part of the testing process (e.g., refusal to empty pockets when so directed by the collector, behaving in a confrontational way

- that disrupts the collection process) or verbal or written refusal to provide a required urine/breath specimen.
- (9) For an observed collection, failure to follow the observer's instructions to raise clothing above the waist, lower clothing and underpants, and to turn around to permit the observer to determine if there are any types of prosthetic or other devices that could be used to interfere with the collection process.
 - (10) Possess or wear a prosthetic or other device that could be used to interfere with the collection process.
 - (11) Admit to the collector or MRO that the specimen was adulterated or substituted.
 - (12) Failure to sign the certification at Step 2 of the Alcohol Test Form.

* The refusal to take a non-DOT drug or alcohol test or sign a non-DOT form is not a refusal to take a DOT test.

11.8 Consequences for Policy Violations

Violations of this policy resulting in personal injury, injury to another employee or member of the public or violations resulting in damage to public or private property may result in termination on the first offense.

a. Positive Test Results

An employee who is in their initial probationary period and receives a positive drug and/or alcohol test result will have their employment terminated. A non-probationary employee's first confirmed positive drug or alcohol test will result in a requirement that the employee be evaluated by an EAP counselor with subsequent referral and aftercare if necessary. Failure to undergo the required EAP evaluation or to comply with the treatment plan, including required testing, will result in termination of employment.

b. Second Positive Test Results

If an employee who has previously tested positive under the City's drug or alcohol testing program tests positive on a second occasion, the employee will be terminated.

c. Refusal Consequences

An employee who refuses to submit to a reasonable suspicion or post-accident drug/alcohol test will be treated as if the employee had a positive test result. The employee shall not be permitted to finish their shift and shall immediately be placed on administrative leave pending disciplinary action up to and including termination of employment.

d. Follow-Up

Once returned to duty, employees may be required to undergo unannounced follow-up testing. Such testing will take place just before job duties are performed, during job duties, or just after the employee performed job duties. The frequency and duration of the follow-up testing will be recommended by the EAP counselor or treating entity.

e. Invalid Drug Tests

The result of a urine drug test is considered invalid if it contains an unidentified adulterant or an unidentified interfering substance, has abnormal physical characteristics, or has an endogenous substance at an abnormal concentration that prevents the laboratory from completing or obtaining a valid drug test result.

f. Violations

Violations of this policy will result in disciplinary action, up to and including termination of employment.

Section 12: License, Certification and Insurability Requirements

Certain positions within the City require the possession and maintenance of a specific license or certification. If a position has such a requirement, it will be listed in the job announcement when the job is posted and will be included in the job description. If the requirement changes while an employee is in a position, the employee will receive notice of such change and will be given a reasonable amount of time to comply with the requirement. If an employee loses or fails to obtain a license or certification required for the position they hold, the employee may be subject to discipline up to and including termination for failure to meet minimum job requirements.

No City employee may operate a City vehicle or personal vehicle while driving on behalf of the City without proper licensing. Any individual who operates a City vehicle on the public right-of-way without a valid license appropriate to the vehicle being driven will be subject to disciplinary action up to and including termination.

12.1 Maintaining a Valid License

Employees required to possess and maintain a valid Iowa driver's license, chauffeur's license, or Commercial Driver's License (CDL) are responsible for monitoring the expiration date and renewing their license prior to the expiration date. If an employee's license is suspended, revoked, or cancelled, it is the employee's responsibility to notify their supervisor at the beginning of the first workday after receiving notice of the action. Employees are prohibited from driving any City vehicle or driving on behalf of the City without the appropriate valid license and are required to carry their license with them while operating City vehicles or driving on behalf of the City.

The City periodically runs driver's license checks on employees who must have a license as a job requirement, as well as employees who drive City vehicles in the course of their employment. An employee who has a license that is current at the time of the license check, but whose record shows it was suspended, revoked, or cancelled in the period of time since the last check, is subject to disciplinary action if they drove a City vehicle during that time and/or failed to notify their supervisor of the suspension, revocation, or cancellation. Employees who are required to have a valid license will be subject to disciplinary action up to and including termination of employment if they allow their license to expire and are unable to perform their work duties.

12.2 CDL Notification Requirements

Employees required to possess and maintain a valid Commercial Driver's License must meet the following notification requirements:

- a) Notify the Human Resources Office within 30 days of a conviction for any traffic violation, except parking (this includes pleading guilty and paying a fine). Notification is required no matter what type of vehicle the individual was driving at the time of the infraction or

if the infraction occurred off duty. Such notice must be provided to the Human Resources Office.

- b) Notify the employee's supervisor if their license is suspended, revoked, or cancelled, or if the employee is otherwise disqualified from driving. Such notice must be made at the beginning of the first workday following knowledge of the suspension, revocation, or cancellation. Employees must provide such notice to their immediate supervisor (or in their absence to the individual acting in that capacity).

Failure to provide required notice of a traffic violation or license suspension, revocation or cancellation may result in disciplinary action up to and including discharge.

12.3 Insurability

Employees required to possess and maintain a valid driver's license must also remain insurable under the City's established standards for insurability. Failure to remain insurable due to excessive or serious violations will subject an employee to disciplinary action up to and including termination of employment.

A work permit or temporary restricted license does not meet the City's requirement for a valid license. In no event will the City install an ignition interlock device on any City vehicle.

Section 13: Personnel Transactions

13.1 Personnel Files

Personnel files are the property of the City. It is the policy of the City to permit access by all City employees to their personnel file, which is maintained in the Human Resources office. Access to these files and the information contained in them is generally limited to the employee (or former employee), appropriate supervisory personnel, appropriate administrative personnel and third parties authorized in writing by the employee (i.e., union stewards, attorneys, etc.). The file information may also be accessed and utilized in situations involving business operations. Information related to education, employment and job performance will be maintained in these files. Confidential medical records and benefits information are maintained separately from an employee's personnel file.

City employees are permitted access to their personnel files during regular Human Resources office hours. Employees are permitted to examine, take notes, and make copies of any materials in their file. Employees wishing to examine their files during work hours must have the permission of their supervisor to leave their work site. A Human Resources staff member must be present during this examination. An employee may request correction of any alleged misinformation contained in the file. If this request is denied, the employee will receive an explanation of the reason thereof and will be permitted to place a concise statement of disagreement in the file.

Employees are encouraged to keep their personnel files up to date with all job-related information such as degrees obtained. Certification and training records can be maintained through the Neogov learning management system. In addition, employees are required to update personal information when they experience a change of name, address, phone, or emergency contact. Employees may maintain this information through the Munis self-services portal.

13.2 Medical Files

Employee medical records* are personal and confidential and will be maintained in a secure medical file. Medical files are subject to the privacy restrictions imposed by the Health Insurance Portability and Accountability Act of 1996 (HIPAA). The City of Iowa City will not release such information without the express written consent of the employee, except as required by law.

Any employee medical information maintained at the department or division level, must be maintained in a secured location separately from employee personnel records. Access must be limited to appropriate staff with a need for legitimate work purposes.

*Worker's compensation files are maintained by Finance and are subject to Finance Department policy addressing access and security of those records.

13.3 Public Information

The following employee information is classified as "Public Information" under Section 22.7 (11) of the Iowa Code and will, upon request, be provided to any individual or institution by Human Resources:

- Employee name
- Employee compensation including any written agreement establishing compensation or any other terms of employment excluding any information otherwise excludable from public information pursuant to Iowa Code Chapter 22.7 or any other applicable provision of law. Compensation includes any money, thing of value, or financial benefit conferred in return for labor or services rendered by an official or employee plus the value of benefits conferred including but not limited to casualty, disability, life, or health insurance, other health or wellness benefits, vacation, holiday, and sick leave, severance payments, retirement benefits, and deferred compensation.
- Dates of employment
- Positions held with the City
- Educational institutions attended and degrees and/or diplomas earned
- Previous employment information including names of previous employers, positions previously held, and dates of previous employment
- The fact that an individual resigned in lieu of termination, was discharged, or was demoted as the result of disciplinary action, and the documented reasons and rationale for the resignation in lieu of termination, the discharge, or the demotion.

Should Iowa Code Section 22.7(11) or other Iowa law be amended to either enlarge or restrict what employee information is classified as "Public Information" under Iowa law, the City will modify its practices accordingly without further notice to employees.

Information such as address, telephone number, birth date, social security number, etc. is not public information and will not be released unless requested in writing by the employee.

13.4 Job Description

Copies of job descriptions are maintained by Human Resources and are available upon request or on the City's website. Job descriptions are periodically reviewed and updated.

13.5 Position Classification

All positions are classified according to job duties, responsibilities, entry requirements, and departmental needs. A major change in these factors may necessitate a review of job classification. Requests for review of a job classification may be addressed to the Human Resources Administrator by any employee, by a supervisor, or may be initiated by the Human Resources Administrator. All position classification review requests will be reviewed in accordance with applicable labor contract provisions.

13.6 Meal Breaks and Rest Periods

Unless otherwise addressed in a collective bargaining agreement, an unpaid meal break of at least 30 minutes will be provided to all employees working 6 or more hours per day. Additionally, employees will be provided two 15-minute paid rest periods (breaks) during a shift of 8 or more hours and one 15-minute rest period (break) during a shift of fewer than 8 hours. Paid rest periods/breaks may not be combined and used in lieu of an unpaid lunch or to reduce the length of a scheduled shift. Exceptions to regular lunch and break requirements are subject to the approval of the City Manager or designee.

13.7 Fair Labor Standards Act (FLSA) Classification

All City positions have been classified as *non-exempt* or *exempt* under the Fair Labor Standards Act (FLSA). Non-exempt positions are eligible for overtime at a rate of one-and-one-half times their regular hourly rate for work in excess of 40 hours in a week. Exempt positions are not eligible for FLSA overtime. To be eligible for FLSA overtime a non-exempt employee must perform 40 hours of work in a week; paid time off such as sick leave and vacation does not count toward the 40 hours. Overtime is subject to supervisory authorization. Employees who work overtime without appropriate authorization may be subject to disciplinary action. Non-exempt staff may not engage in work tasks outside of work hours, including accessing and/or responding to emails, without supervisory authorization.

Police Officers and Firefighters are subject to the FLSA 207(k) exemption. Firefighters (including Lieutenants and Captains) are assigned to a 27-day/204 hour FLSA cycle and Police Officers (including Sergeants) are assigned to a 14-day/86 hour FLSA cycle.

To report a FLSA complaint or violation employees may contact the Human Resources Administrator or City Attorney's office.

13.8 Employment of Relatives

a. Management Conflict

It shall be a violation of this policy for the spouse, domestic partner or partner by cohabitation, children¹, mother, father, son-in-law, daughter-in-law, mother-in-law, father-in-law, step-parent, brother², sister², brother-in-law, sister-in-law, grandparents and grandchildren, foster child, persons who are parents of the same child, and persons with whom the employee is in an intimate relationship³ of the City Manager, Deputy City Manager, Assistant City Manager, City Clerk, City Attorney, Department Directors, Division Heads, or Human Resources staff to become employed by any department of the City.

b. Chain of Command Conflict

It shall be the general policy of the City that no person shall be hired, assigned, promoted, or transferred to a department of the City or to a division thereof when, as a result, the employee would routinely be directly or indirectly supervising or receiving direct or indirect supervision from a member of the employee's immediate family. For the purpose of this subsection "members of the immediate family" include all of the relationships identified under the Management Conflict provision (13.7 a) and also include aunt, uncle, niece, nephew, and first cousin⁴. Direct or indirect supervision would include formal leadership roles including regularly guiding, training, and providing direction and oversight to other staff in the completion of tasks and assignments.

When a prohibited familial relationship is created during the course of employment, reasonable efforts will be made to find an acceptable alternative or to eliminate the situation by transfer or reassignment of one of the employees. Affected employees will first be given the option of deciding which employee will transfer or be reassigned. If no choice is indicated, seniority will be the governing factor and the least senior employee will be subject to transfer, reassignment, or termination.

Individuals actively employed by the City in violation of this expanded policy on November 1, 2011 will be allowed to remain City employees.

¹This includes step-children and children for whom the employee stands in loco parentis (assumes parental responsibility).

²Brother and sister are defined to include step-siblings and half-siblings.

³An intimate relationship means a significant romantic involvement that need not include sexual involvement. An intimate relationship does not include casual social relationships or associations in a business or professional capacity.

⁴This policy applies to in-law relationships and spouses of the familial relationships listed in both 13.7a and 13.7b.

13.9 Termination of Employment

a. Resignation

Employees are requested to give at least ten (10) working days' notice prior to the effective date of resignation. The notice should be in writing and directed to the immediate supervisor. Generally, the termination date shall be the employee's last day in attendance at work, except in cases of medical disability.

Generally, employees will be required to be at work on their last day. Use of extended vacation time prior to separation from service is not allowed. Supervisors may approve no more than two calendar weeks of paid time off within the same calendar month immediately preceding the employee's resignation effective date. The intent for this provision is that accruals not be used for the purpose of extending benefits at City expense beyond the last month in which the employee actively worked for any significant time. Therefore, scheduling vacation followed by a single, final workday in a new benefit period is considered contrary to the intent of this provision.

b. Retirement

Terminating employees may be considered retirees if they have submitted the appropriate forms and will begin receiving a retirement benefit from their applicable pension or retirement programs immediately following employment. Sworn employees in the Police and Fire Departments will retire under the Municipal Fire and Police Retirement System of Iowa (MFPSI); other City employees will retire under the Iowa Public Employee Retirement System (IPERS).

Employees must contact the retirement system directly to initiate the retirement application process. Generally, employees will be required to be at work on their last day. Extended vacation time prior to separation from service is not allowed. Supervisors may approve no more than two calendar weeks of paid time off within the same calendar month immediately preceding the employee's retirement effective date. The intent for this provision is that accruals not be used for the purpose of extending benefits at City expense beyond the last month in which the employee actively worked for any significant time. Therefore, scheduling vacation followed by a single, final workday in a new benefit period is considered contrary to the intent of this provision.

c. Benefits Termination

Upon notice of resignation, termination, or retirement being received by Human Resources, applicable information regarding continuation of insurance coverage, benefits payout, IPERS benefit or refund, final check, and other information will be forwarded to the employee.

Human Resources will provide information to terminating employees, answer questions, and assist employees. However, it is the employee's responsibility to complete and submit all forms to the applicable agency.

d. Exit Interviews/Offboarding Questionnaire

Permanent employees who voluntarily leave the City will be provided an offboarding questionnaire that can be completed in hardcopy or online. This offboarding questionnaire is intended to gather specific, trackable data to help the City better understand employee needs and priorities. Employees are also welcome to request an exit interview with Human Resources staff or the City Manager's Office in addition to completing the offboarding survey if they have specific feedback they wish to discuss in person.

Section 14: Safety

All City employees are responsible for completion of job assignments in the safest manner possible. Prime consideration will be given to the safety of City employees and the public. Employees will not be required to and should not work in areas or operate equipment which is a safety hazard to themselves or the public. Employees are required to report unsafe working conditions to their immediate supervisor. The Iowa Occupational Health and Safety Administration establishes industrial standards for many City work functions. The City is committed to compliance with these and other applicable standards.

- a. Employees must wear appropriate safety equipment/clothing, as required. Employees will receive appropriate training and are expected to follow appropriate safety standards.
- b. Employees must wear seatbelts in all vehicles that are equipped with seatbelts, as

provided by state law.

- c. Smoking, including use of electronic smoking devices (such as e-cigarettes, vapes or other similar devices and products), is prohibited in all City vehicles, equipment, buildings, and grounds.
- d. City employees shall not wear or use radio headphones, earphones, or other similar devices at any time while at work, unless such devices are authorized by the Department Director/Division Head. Telephone headphones are permitted for business phones with the supervisor's approval.
- e. Employees will handle property and equipment of the City with due care appropriate to the nature of the work and equipment used. Necessary use of the City's radio system or of a cellular telephone in a voice-activated or hands-free mode is allowed for City business. Using a hand-held communication device, such as a cellular telephone, not in a voice-activated or hands-free mode while driving is strictly prohibited. Employees who act in a manner which endangers the safety of themselves or others are subject to disciplinary action up to and including termination of employment.
- f. Treatment for work related injuries must be provided by the provider designated by the City. Treatment by another physician will be allowed only upon referral from the City's designated treatment provider. Failure to use the City's designated treatment provider for a work-related injury may result in denial of payment of claims by Worker's Compensation. Worker's Compensation questions should be directed to the City's Risk Manager.



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Resolution authorizing the procurement of equipment to upgrade the storage area network for ITS operations.

Prepared By:	Michael Harapat
Reviewed By:	Nicole Davies, Finance Director Geoff Fruin, City Manager Eric Goers, City Attorney
Fiscal Impact:	Funds for this purchase are available in the operating budget of the ITS division.
Staff Recommendation:	Approval
Attachments:	Iowa City Proposal 2 BIG SANS - 1 SMALL SAN OPT 1 Iowa City IT. Resolution

Executive Summary:

The City's existing Storage Area Network (SAN) has reached the end of its functional life and requires replacement to ensure reliable data storage for all City operations. Staff recommend purchasing a PowerStore Storage system to replace the current Nimble Storage system. The new system consolidates the City's storage environment from seven arrays to three, improving efficiency and future scalability.

This purchase will be made through the Association of Educational Purchasing Agencies (AEPA) Cooperative Agreement 022-G with CDWG Corporation. Use of cooperative agreements is permitted under the City's Purchasing Manual and provides competitively sourced, cost-effective options. Leveraging the cooperative agreement and year-end manufacturer incentives results in a total discount of \$613,809.48, significantly reducing the overall cost of system replacement and avoiding escalating support costs associated with maintaining the aging infrastructure.

Background / Analysis:

The ITS Division relies on Storage Area Networks to manage and protect all City data across departments. The current SAN has exceeded its standard service life, and continued maintenance would cost an estimated \$75,000–\$100,000 annually, with projected 15% increases each year for as long as support remains available. These rising maintenance costs, combined with the system's age, make replacement more cost-effective than continued upkeep.

The recommended PowerStore Storage system will consolidate storage nodes, improve performance, and provide capacity for future expansion. Purchasing through the AEPA

Cooperative Agreement allows the City to secure competitive pricing without conducting a separate solicitation process. The cooperative contract, combined with manufacturer and vendor year-end incentives, provides \$613,809.48 in total savings, making this the most financially responsible option for replacing the City's SAN infrastructure.

Iowa City

PowerStore Proposal

November 5th, 2025

Data Center Account Executive

Sydney Boger
Sydney.Boger@dell.com

Core Account Executive

Quinton Curry
Quinton.Curry@dell.com

Solutions Architect

Naomi George
Naomi.George@dell.com

CDW GOV Account Executive

Tom Doherty
tomdohe@cdwg.com

DELLTechnologies



Executive Summary

Goal:

Iowa City, Iowa is looking to modernize their current storage environment. The environment currently has four HP arrays split at two different sites, replicating to each other for disaster recovery purposes, and a fifth array at a standalone site. Key requirements for the new system include high performance, ease of management and consolidation of appliances.

Proposed Solution:

Dell Technologies recommends refreshing Iowa City, Iowa's five HP array's with three PowerStore 3200T appliances. This will allow for an all flash active-active data center allowing for little to no downtime between both sites. This will also allow for more ease of management consolidating the environment from five arrays down to three.

Objectives:

- ✓ Refresh production and disaster recovery environment
- ✓ Modernize data center within budget
- ✓ Allow for no downtime between production and DR sites

Outcomes:

- ✓ Modernize both sites to allow for business continuity
- ✓ Single Vendor - leverage Dell as a 1 stop shop for all IT needs
- ✓ Mirror production and DR environments

The PowerStore Experience

Welcome to continuously modern

 Dell Technologies

PowerStore

Designed for the data era



Data-centric



Any
Workload



Performance
Optimized



Efficiency Without
Compromise

Intelligent



Programmable
Infrastructure



Autonomous
Appliance



Proactive Health
Analytics

Adaptable



Flexible
Architecture



Flexible
Deployment



Flexible
Consumption

Performance-optimized platform

Expandable appliance

Base chassis



Node 1 Node 2
PowerStoreOS PowerStoreOS



25 NVMe drives

+ up to 3 expansion enclosures per appliance



24 NVMe drives

24 NVMe drives

24 NVMe drives

End-to-end NVMe

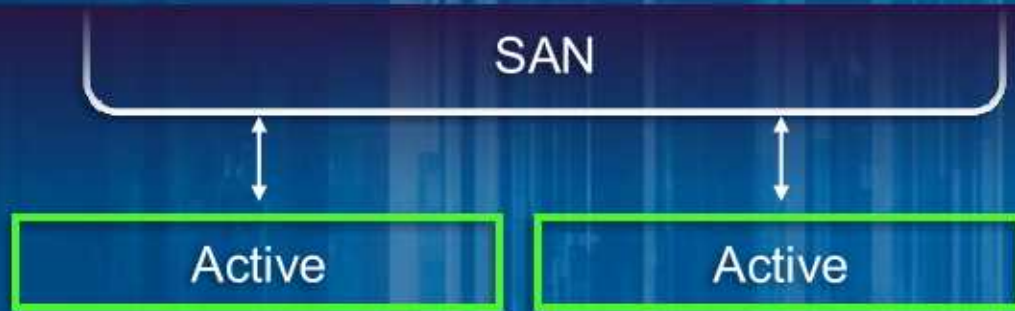
Dual active/active nodes

High core counts, large system memory configurations

5.9 PBe per appliance

Self-optimizing efficiency

Architecture & unified storage matters



Less than 1 hour
to swap controllers

52,560 hours gained
from 2nd controller



Don't suffer...

- ✗ post process data reduction
- ✗ throttled performance
- ✗ limited feature implementation

GET IT ALL WITH



Active/Active Architecture

Always-on data reduction minimizes cost



Intelligent dedupe
+ compression



No management required

FUTURE-PROOF

5:1

data reduction
GUARANTEED

Consistent storage efficiency **without compromise.**

Fully distributed architecture

DRE optimizes performance, availability, flexibility & cost

Parity geometry *not* tied to physical drive groups. Flexible Redundancy Extents enable

- ✓ Single/mixed-drive expansion
- ✓ Enterprise-class availability



Before & After Solution Visual

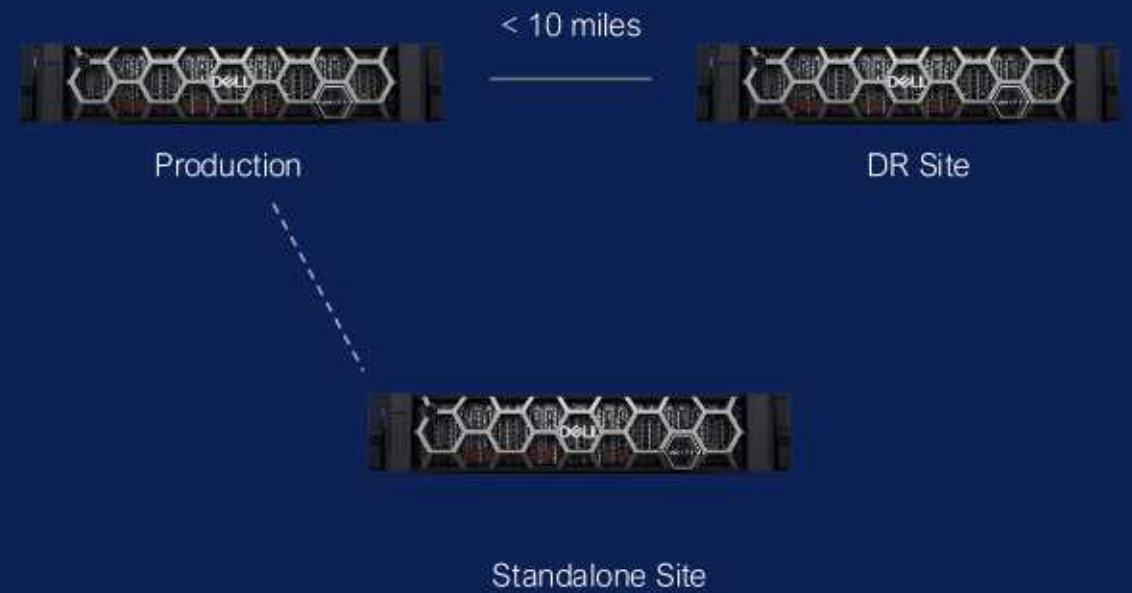
Comparing Current to Future State

Description of before and after visual here

Current State Visual



Proposed State Visual



PowerStore 3200T Solution

264.13TiBe Option

PowerStore 3200T 3:1


DPE
Initial 25
Drives with
Storage
Processors



 = NVMe SSD (7.68 TB) x 16

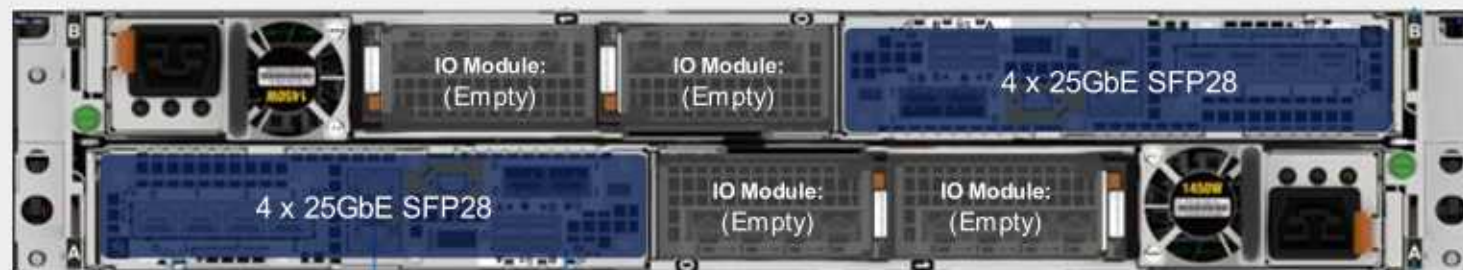
 = NVMe NVRAM (8GB) x 2

 = NVMe NVRAM Slot

 = Free Space x 5

Specifications

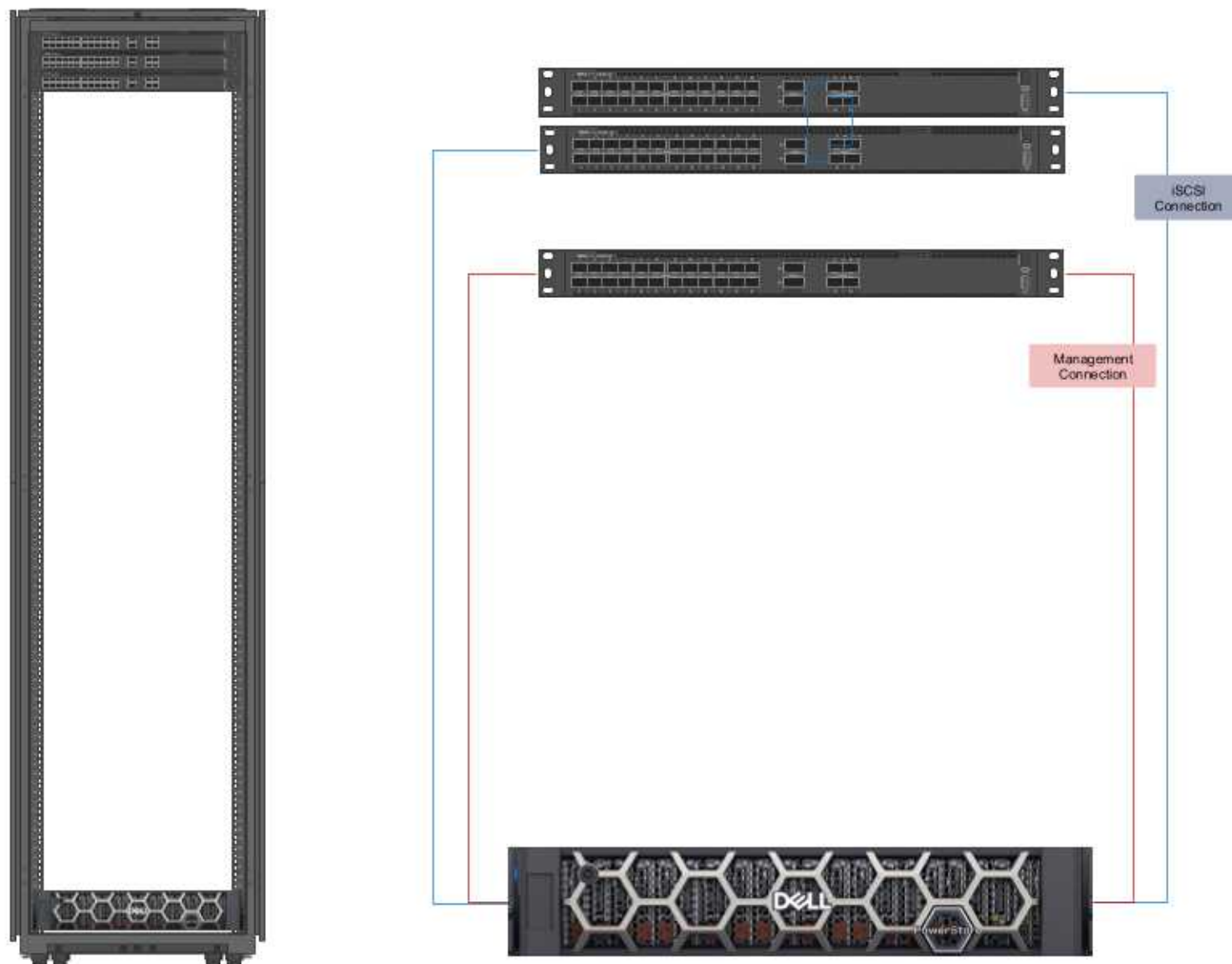
Effective Capacity	264.13 TiB
Data Reduction Ratio	3:1
Usable Capacity	88.04 TiB
Max Performance	80.12K IOPS
Protection	8+1 Single Drive Failure



Iowa City

Solution Overview

SE: NG

Date:
10/02/2025

* This drawing does not necessarily represent all the connections or equipment required for a complete solution. It is provided as a high-level overview.

PowerStore 3200T
2 Total Rack Units

Storage

16 x 7.68 TB NVMe SSDs | 2 x NVRAM |
5 Slots Free
264.13 TiB Effective Capacity | 3:1 DRR



Networking

8 x 25GbE SFP28
8 x OM4 cables Incl



Power Supply

Dual 1450W (1+1) 200-240V AC
C13 to C14 cables incl



Licensing

All Inclusive Licensing

Deployment &
Support

Pro Deploy Plus
5YR Pro Support Plus 4HR



Switching

ToR: Bring Your Own
Mgmt: Bring Your Own

PowerStore 3200T Solution

211.23 TiBe

PowerStore 3200T 3:1

DPE
Initial 25
Drives with
Storage
Processors



 = NVMe SSD (7.68 TB) x 13

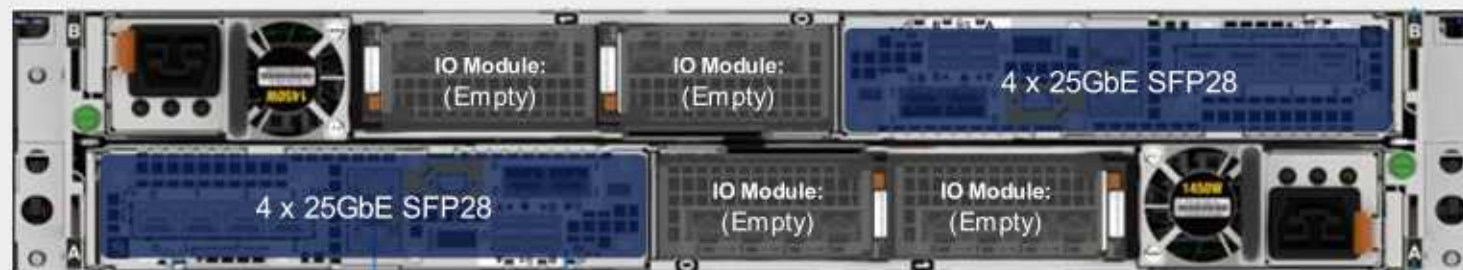
 = NVMe NVRAM (8GB) x 2

 = NVMe NVRAM Slot x 4

 = Free Space x 8

Specifications

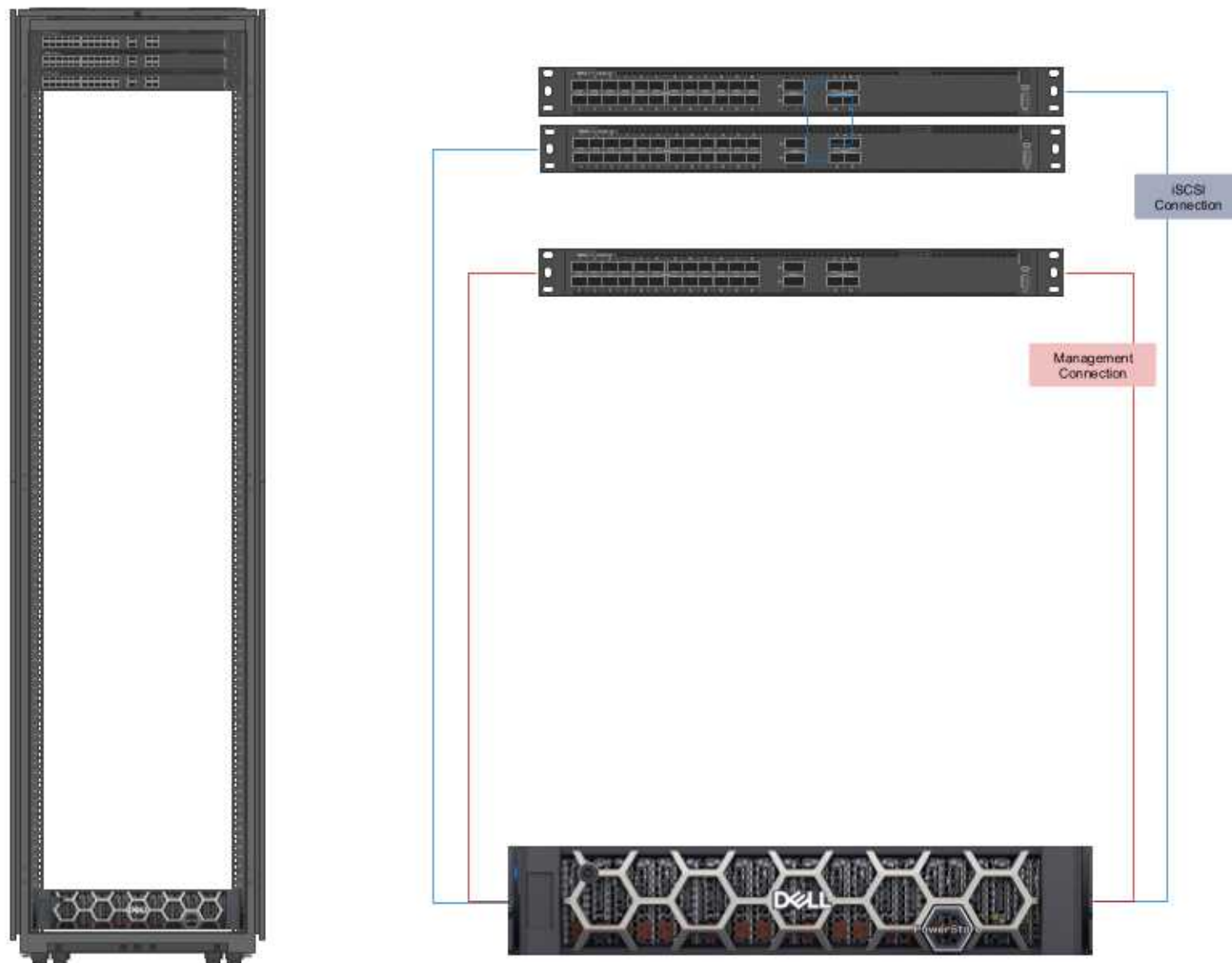
Effective Capacity	211.23 TiB
Data Reduction Ratio	3:1
Usable Capacity	70.41 TiB
Max Performance	80.12K IOPS
Protection	8+1 Single Drive Failure



Iowa City

Solution Overview

SE: NG

Date:
10/02/2025

* This drawing does not necessarily represent all the connections or equipment required for a complete solution. It is provided as a high-level overview.

PowerStore 3200T

2 Total Rack Units



Storage

13 x 7.68 TB NVMe SSDs | 2 x NVRAM |
8 Slots Free
211.23 TiB Effective Capacity | 3:1 DRR



Networking

8 x 25GbE SFP28
8 x OM4 cables Incl



Power Supply

Dual 1450W (1+1) 200-240V AC
C13 to C14 cables incl



Licensing

All Inclusive Licensing



Deployment & Support

Pro Deploy Plus
5YR Pro Support Plus 4HR



Switching

ToR: Bring Your Own
Mgmt: Bring Your Own

ProSupport Infrastructure Offers

	Basic Hardware Support	ProSupport for Infrastructure	ProSupport Plus for Infrastructure
Technical support availability and response objective	9/5, immediate	24/7, immediate	24/7, immediate
Covered products	Hardware	Hardware & Software	Hardware & Software
Onsite response service level	Next Business Day (NBD)	NBD or 4-hour	4-hour
ProSupport AIOps platforms	•	•	•
Dell Security Advisories	•	•	•
<i>Proactive</i> issue detection with automated case creation	•	•	•
<i>Predictive</i> hardware anomaly detection		•	•
Access to software updates		•	•
CloudIQ health and cybersecurity monitoring & analytics		•	•
Incident Manager for Severity 1 cases		•	•
Enhanced Mission Critical support			•
Priority access to remote senior support engineers			•
Service Account Manager			•
Proactive system maintenance			•
Limited 3 rd party software support			•
ProSupport Suite Add-on Services	Optional	Optional	Optional

Availability and terms of Dell Technologies Services and features may vary by region and by product. View service descriptions for more information.
Glossary of features available [here](#).

ProDeploy Infrastructure Offers

		Basic Deployment	ProDeploy	ProDeploy Plus
Pre-deployment	Single point of contact for project management	-	•	In region
	Site readiness review and implementation planning	-	•	•
Deployment	Deployment service hours	Business hours	24/7	24/7
	Hardware installation options	Onsite	Onsite or guided ¹	Onsite
	System software installation and configuration options	-	Remote	Onsite
	Install connectivity software based on Secure Connect Gateway technology ²	-	•	•
	Implement CloudIQ CyberSecurity best practices and policies	-	-	•
Post-deployment	Deployment verification, documentation and knowledge transfer	-	•	•
	Configuration data transfer to Dell technical support	-	•	•
Online collaboration	Online collaborative platform in TechDirect for planning, managing and tracking delivery	-	•	•

Financial Summary

Iowa City, Iowa – Flexible Timeline



Financial Summary

Proposed Solution:

- 2x 264.13TBe PowerStores
- 1x 211.23TBe PowerStore
- 5YR ProSupport Plus
- ProDeploy Plus

**Quote Expires: December 30th,
2025**

DELLTechnologies

Products	Investment
2x 264.13TBe PowerStore	\$464,000.00
1x 211.23TBe PowerStore	\$180,000.00
Final Price	\$644,000.00

Total Investment: \$644,000.00





Thank you for choosing CDW. We have received your quote.

Hardware

Software

Services

IT Solutions

Brands

Research Hub

QUOTE CONFIRMATION

JENNIFER BROGHAMMER,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

[Convert Quote to Order](#)

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PRJX264	11/17/2025	2 BIG SANS - 1 SMALL SAN OPT 1	0427155	\$644,000.00

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
DELL CTO POWERSTORE 3200T Mfg. Part#: 3000196388858 3000196388858.1 Smaller PowerStore Contract: AEA Purchasing (022-G)	1	9001348	\$180,000.00	\$180,000.00
DELL CTO POWERSTORE 3200T Mfg. Part#: 3000196388986 3000196388986.1 Big PowerStore Contract: AEA Purchasing (022-G)	2	9001353	\$232,000.00	\$464,000.00

SUBTOTAL	\$644,000.00
SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$644,000.00

PURCHASER BILLING INFO	DELIVER TO
Billing Address: CITY OF IOWA CITY ITS 410 E WASHINGTON ST IOWA CITY, IA 52240-1826 Phone: (319) 356-5054 Payment Terms: Master Card	Shipping Address: CITY OF IOWA CITY ITS 410 E WASHINGTON ST IOWA CITY, IA 52240-1826 Phone: (319) 356-5054 Shipping Method: DROP SHIP-GROUND
	Please remit payments to: CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515



Sales Contact Info

Tom Doherty | (866) 626-8514 | tomdohe@cdwg.com

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Resolution No. _____

Resolution authorizing the procurement of equipment to upgrade the storage area network for ITS operations

Whereas the City seeks to replace aging Storage Area Network equipment that has exceeded its standard service life, and

Whereas the City can replace said equipment by utilizing a cooperative agreement with CDWG Corporation.

Whereas the total purchase price of the storage area network with the cooperative contract discount is \$644,000.00; and

Whereas the City's Purchasing Manual allows for the use of cooperative agreements and:

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

Whereas the PowerStore Storage Upgrade Project is budgeted for in the Fiscal Year 2026 budget under account #83310510; and

Whereas approval of this purchase is in the best interest of City operations and the public interest.

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

1. The proposed procurement as described is approved.
2. The City Manager is authorized to take whatever steps are necessary to effectuate future purchases including any future amendments or renewals of said agreement.

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

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

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

Ayes:

Nays:

Absent:

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Resolution approving a purchase agreement for a condominium unit located at 4675 Herbert Hoover Highway.

Prepared By:	Rachel Carter, Housing Administrator
Reviewed By:	Erika Kubly, Neighborhood Services Coordinator Tracy Hightshoe, Neighborhood and Development Services Director Kirk Lehmann, Ass't City Manager Susan Dulek, First Ass't. City Attorney
Fiscal Impact:	The acquisition will use \$212,132 in CDBG funds and \$86,868 in ICHA funds.
Staff Recommendation:	Approval
Attachments:	Resolution Purchase Agreement

Executive Summary:

Staff has negotiated a purchase agreement contingent on Council approval. This acquisition will add a 3-bedroom townhouse to the City-owned affordable housing portfolio managed by the Iowa City Housing Authority. The unit will be rented to households with incomes under 60% of the Area Median Income (AMI) at or below the Fair Market Rent of \$1,702. Because Housing Authority funds are being used for a portion of the purchase, Housing Choice Voucher households must be prioritized for tenancy. The purchase price is \$299,000.

Background / Analysis:

City staff identified the townhouse at 4675 Herbert Hoover Highway, Unit A for acquisition because it is located directly adjacent to other affordable units currently owned and managed by the City. Its proximity allows for operational efficiencies in property management and maintenance. The unit is newly constructed, offers three bedrooms, and meets the City's objective of adding additional affordable rental housing for low- and moderate-income households.

The townhouse has three bedrooms, two bathrooms, and an attached garage. The purchase price is \$299,000. The City proposes to use \$212,132 in CDBG acquisition funds, with the remaining \$86,868 paid from Housing Authority funds. The Iowa City Housing Authority will manage the unit.

The proposed possession date is no later than December 31, 2025.

Resolution Number _____

Resolution approving a purchase agreement for a condominium unit located at 4675 Herbert Hoover Highway.

Whereas, the City of Iowa City has prioritized increasing the supply of affordable housing for low- and moderate-income households; and

Whereas, the townhouse located at 4675 Herbert Hoover Highway, Unit A, has been identified as an appropriate addition to the City's affordable housing portfolio due to its proximity to other City-owned units, new construction status, and suitability for larger households; and

Whereas, the property consists of a newly constructed three-bedroom, two-bathroom townhouse with an attached garage and will be operated by the Iowa City Housing Authority as an affordable rental unit reserved for households with incomes under 60% of the Area Median Income (AMI) at or below the U.S. Department of Housing and Urban Development (HUD) Fair Market Rent; and

Whereas, the City proposes to utilize \$212,132 in Community Development Block Grant (CDBG) funds for acquisition, with the balance of the \$299,000 purchase price paid from Iowa City Housing Authority funds; and

Whereas, the attached Residential Purchase Agreement for the property has been executed contingent upon City Council approval.

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

1. The attached Residential Purchase Agreement is approved.
2. Upon the direction of the City Attorney, the City Manager is authorized to execute all documents necessary to purchase the properties in accordance with the Residential Purchase Agreement.

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

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

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

Ayes:

Nays:

Absent:

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

Prepared by: Susan Dulek, City Attorney's Office, 410 E. Washington, Iowa City, Iowa 52240, 319-356-5030

RESIDENTIAL PURCHASE AGREEMENT

TO: Legacy Management Group LLC

The City of Iowa City, a municipal corporation of the State of Iowa (herein "City" or "Buyer") hereby offers to buy, and the undersigned Seller, by its acceptance of this Agreement, agrees to sell the real property situated in Iowa City, Johnson County, Iowa, locally known as **4675 Herbert Hoover Highway Unit A**, Iowa City, Iowa and legally described as follows:

Unit A, 4675 Herbert Hoover Hwy, Legacy 4 Condominiums, according to the Declaration of Submission of Property to Horizontal Property Regime recorded in Book 6482, Page 815-861, Records of the Recorder of Johnson County, Iowa, together with said unit's undivided interest in the common elements.

together with all the Seller's right, title and interest in all buildings and improvements, if any located on the above-described real estate, and subject to any easements and appurtenant servitudes for the benefit of the Seller, free and clear of all liens, encumbrances, reservations, exceptions and modifications, except for the Permitted Exceptions, as defined below. The entirety of the above-described interests being conveyed shall hereinafter be referred to as the "Property".

The Property shall be conveyed with good, clear and marketable title, subject to the following Permitted Exceptions:

1. Zoning and building laws and ordinances; and
2. Covenants, restrictions, reservations and easements of record approved by City.

In consideration of the covenants and obligations contained herein, the Seller and Buyer agree as follows:

1. **PURCHASE PRICE.** The Purchase Price for the Property shall be **\$299,900.00**, to be paid as follows, with all title objections being corrected to show marketable title: \$2,000.00 upon execution of this Agreement to be deposited in the trust account of Urban Acres to be delivered to Seller upon performance of Seller's obligations and satisfaction of the City's contingencies and the balance of the Purchase Price in cash at the time of closing.

2. **REAL ESTATE TAXES.** Seller shall pay the prorated share, based upon the date of closing, of the real estate taxes for the fiscal year in which closing occurs, due and payable in the subsequent fiscal year, and all unpaid taxes for prior years. Buyer shall pay all subsequent real estate taxes. Any proration of real estate taxes on the Property shall be based upon such taxes for the year currently payable unless the parties state otherwise.

3. **SPECIAL ASSESSMENTS.** Seller shall pay all installments of special assessments which have been certified to the Johnson County Treasurer for collection before the Closing date. All charges for solid waste removal, sewage and maintenance that are attributable to Seller's possession, including those for which assessments arise after closing, shall be paid by Sellers. Any preliminary or deficiency assessment which cannot be discharged by payment shall be paid by Seller through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to Seller.

4. **RISK OF LOSS AND INSURANCE.** Seller shall bear the risk of loss or damage to the Property

prior to closing or possession, whichever first occurs. Seller agrees to maintain existing insurance until closing or possession, whichever first occurs. City may also insure the Property prior to closing or possession. The Property shall be preserved in its present condition, ordinary wear and tear excepted, and Seller shall deliver it intact at the time the City takes possession. Prior to the City taking possession, Seller shall promptly give written notice to the City of any loss or damage to the Property. In the event of loss, damage or destruction of all or part of the Property, the City shall have the option to terminate this Agreement effective immediately. However, in the case of loss, damage or destruction of all or part of the Property from causes covered by insurance, the City shall have the option to either 1) take possession of the Property and accept an assignment of all Seller's right, title and interest in and to any claims Seller has under the insurance policies covering the Property; or 2) terminate this Agreement effective immediately.

5. POSSESSION AND CLOSING. If Seller timely performs all obligations, possession of the Property shall be delivered to City on December 31, 2025, or upon an alternate date mutually agreed to by the parties, and any adjustments of rent, insurance, taxes, interest and all charges attributable to the Seller's possession shall be made as of the date of closing. Closing shall occur after approval of title by Buyer's attorney. Seller agrees to permit City to inspect the Property within 48 hours prior to closing to assure that the premises are in the condition required by this Agreement. If possession is given on a day other than closing, the parties shall make a separate agreement with adjustments as of the date of possession.

6. FIXTURES. Except as provided herein, 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, such as: doors, screens, water softeners, water heaters, carpeting, fencing, gates, landscaping.

7. ABSTRACT AND TITLE. Seller, at its expense, shall promptly obtain an abstract of title to the Property continued through the date of acceptance of this Agreement, and deliver it to City's attorney for examination. It shall show merchantable title in Seller in conformity with this Agreement, Iowa law, and Title Standards of the Iowa State Bar Association. The Seller shall make every reasonable effort to promptly perfect title. If closing is delayed due to Seller's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of City when the purchase price is paid in full. Seller shall pay the costs of any additional abstracting and title work due to any act or omission of Seller, including transfers by or the death of Seller or their assignees.

8. SURVEY. City, at City's expense, may have the Property surveyed and certified by a Registered Land Surveyor. If the survey shows any encroachment on the Property or if any improvements located on the Property encroach on lands of others, the encroachments shall be treated as a title defect. If the survey is required under Chapter 354, Seller shall pay the cost thereof.

9. ENVIRONMENTAL MATTERS. (a) Seller warrants to the best of its knowledge and belief that there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos or urea-formaldehyde foam insulation which require remediation under current governmental standards, and Seller has done nothing to contaminate the Property with hazardous wastes or substances. Seller warrants that the Property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks. Seller shall also provide City with a properly executed GROUNDWATER HAZARD STATEMENT showing no wells, private burial sites, solid waste disposal sites, hazardous waste and underground storage tanks on the Property unless disclosed here: _____

(b) City may, at its expense, within 10 days after the date of acceptance, obtain a report from a qualified engineer or other person qualified to analyze the existence or nature of any hazardous materials,

substances, conditions or wastes located on the Property. In the event any hazardous materials, substances, conditions or wastes are discovered on the Property, City's obligation hereunder shall be contingent upon the removal of such materials, substances, conditions or wastes or other resolution of the matter reasonably satisfactory to City. However, in the event Seller is required to expend any sum in excess of \$5,000 to remove any hazardous materials, substances, conditions or wastes, Seller shall have the option to cancel this transaction and refund to City all Earnest Money paid and declare this Agreement null and void. The expense of any inspection shall be paid by City. The expense of any action necessary to remove or otherwise make safe any hazardous material, substance, conditions or waste shall be paid by Seller, subject to Seller's right to cancel this transaction as provided above.

(c) Radon. See attached Addendum.

10. DEED. Upon payment of the purchase price, Seller shall convey the Property to City by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement. General warranties of title shall extend to the time of delivery of the deed excepting liens or encumbrances suffered or permitted by City.

11. JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE. If Seller, immediately preceding acceptance of the offer, holds title to the Property in joint tenancy with full right of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of the Seller, then the proceeds of this sale, and any continuing or recaptured rights of Seller in the Property, shall belong to Seller as joint tenants with full rights of survivorship and not as tenants in common; and City in the event of the death of any Seller, agree to pay any balance of the price due Seller under this contract to the surviving Seller and to accept a deed from the surviving Seller consistent with Paragraph 15.

12. JOINDER BY SELLER'S SPOUSE. Seller's spouse, if not a title holder immediately preceding acceptance, executes this agreement only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Code of Iowa and agrees to execute the deed or real estate contract for this purpose.

13. STATEMENT AS TO LIENS. If City intends to assume or take subject to a lien on the Property, Seller shall furnish City with a written statement prior to closing from the holder of such lien, showing the correct balance due.

14. USE OF PURCHASE PRICE. At time of settlement, funds of the purchase price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.

15. APPROVAL OF COURT. If the Property is an asset of an estate, trust or conservatorship, this Agreement is contingent upon Court approval unless declared unnecessary by City's attorney. If the sale of the Property is subject to court approval, the fiduciary shall promptly submit this Agreement for such approval. If this Agreement is not so approved prior to the date of closing either party may declare this Agreement null and void, and all payments made hereunder shall be returned to City.

16. REMEDIES OF THE PARTIES. A. If City fails to timely perform this Agreement, Seller may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at Seller's option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of City's default (during which thirty days the default is not corrected), Seller may declare the entire balance immediately due and payable. Thereafter this agreement may be foreclosed in equity and the Court may appoint a receiver.

B. If Seller fails to timely perform this Agreement, City has the right to have all payments made returned to them.

C. City and Seller are also entitled to utilize any and all other remedies or actions at law or in equity available to them and shall be entitled to obtain judgment for costs and attorney fees as permitted by law.

17. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or by certified mail return receipt requested, addressed to the parties at the following addresses: Buyer--City of Iowa City, City Clerk, 410 E. Washington, Iowa City, Iowa 52240; Seller—Legacy Management Group, LLC, 1395 Jordan St., North Liberty, IA 52317.

18. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

19. COUNCIL APPROVAL CONTINGENCY. This agreement is contingent on the approval of the Iowa City City Council.

20. FEDERAL FUNDS CONTINGENCY. Notwithstanding any other provision of this Agreement, the City shall have no obligation to purchase the Property, and no transfer or title to the Purchaser may occur, unless and until the City of Iowa City has provided Seller with a written notification that: (1) it has completed a federally required environmental review and its request for release of federal funds has been approved and, subject to any other Contingencies in this Agreement, (a) the purchase may proceed, or (b) the purchase may proceed only if certain conditions to address issues in the environmental review shall be satisfied before or after the purchase of the property; or (2) it has been determined that the purchase is exempt from federal environmental review and a request for release of funds is not required. The City of Iowa City shall use its best efforts to conclude the environmental review of the property expeditiously.

21. ADDITIONAL CONTINGENCIES. This Agreement is contingent on Seller fulfilling the obligations set forth below to the satisfaction of the City.

- a. Seller will obtain, at Seller's expense, a radon inspection.. Seller will provide the City with a copy of the report. If the radon test indicates a level of 4.0 picocuries per liter (pCi/L) or higher, Seller will install a radon mitigation system at Seller's expense.
- b. Seller shall supply and install a washer/dryer set at Seller expense. Seller shall supply and install all blinds/window coverings at Seller expense to be approved by the City.

22. 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 City 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.

23. ACCEPTANCE. When accepted, this Agreement will become a binding contract. If not accepted and delivered to City on or before **October 16, 2025, at 9:00 o'clock a.m.**, this Agreement will be null and void.


This Offer is presented to the Seller on this 10th day of October, 2025.

CITY OF IOWA CITY, IOWA, BUYER

BY: 
Geoff Fruin, City Manager

Accepted this _____ day of October, 2025.

By:  dotloop verified
10/10/25 4:20 PM CDT
SE6O-OR2Z-HWWE-SBZZ _____ (print name)
on behalf of Legacy Management Group LLC (SELLER)

 dotloop verified
10/10/25 4:21 PM CDT
Q9AN-KSPI-EYVW-ACHA

ADDENDUM TO PURCHASE AGREEMENT
(4675 Herbert Hoover Highway, Unit A)



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for the Animal Care and Adoption Center Training Addition Project.

Prepared By: Michelle Riedinger - Senior Facilities Design and Construction Manager

Reviewed By: Jason Havel - City Engineer
Ron Knoche - Public Works Director
Kirk Lehmann - Ass't City Manager
Susan Dulek-First Ass't. City Attorney

Fiscal Impact: \$906,000 available in the Animal Shelter – Training Annex account #Y4449.

Staff Recommendation: Approval

Attachments: [Resolution](#)

Executive Summary:

This item awards the contract for construction of the Animal Care and Adoption Center Training Addition Project. Five (5) bids were received prior to the November 19th deadline:

Bidder Name	City, State	Bid
Peak Construction Group	Cedar Rapids, IA	\$906,000
City Construction Group	Iowa City, IA	\$928,200
Garling Construction	Belle Plaine, IA	\$957,000
Tricon Construction Group	Cedar Rapids, IA	\$998,000
Swanson Construction	Bettendorf, IA	\$1,115,000
Engineer's Estimate		\$940,000

The bid included the base bid and two (2) alternates. The base bid will construct an approximately 1,400 SF addition to the south portion of the building. Alternate 1 included door access to the new mechanical mezzanine from the existing mechanical mezzanine, while Alternate 2 included additional paved parking on south end of building for Animal Services vehicles.

Peak Construction Group, Inc. of Cedar Rapids, Iowa submitted the lowest responsive, responsible bid. Staff recommends awarding the Contract for the base bid for the Animal Care and Adoption Center Training Addition Project to Peak Construction Group, Inc.

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 FACS board, in coordination with Animal Shelter 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 FACS and the City in February of 2025 that outlines the projected project cost and payment schedule. FACS intends to fundraise and provide 100% of the project cost.

Project Timeline:

Construction Start – March 2026

Final Completion – March 2027

Resolution No. _____

**Resolution awarding contract and authorizing the Mayor to sign
and the City Clerk to attest a contract for construction of the
Animal Care and Adoption Center Training Addition Project**

Whereas, Peak Construction Group, Inc. of Cedar Rapids, Iowa has submitted the lowest responsive, responsible bid of \$906,000 for construction of the above-named project; and

Whereas, the bid includes the base bid only; 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 contract for the construction of the above-named project is hereby awarded to Peak Construction Group, Inc., subject to the condition that awardee secure adequate performance and payment bond, insurance certificates, and contract compliance program statements.
2. The Mayor is hereby authorized to sign and the City Clerk to attest the contract for construction of the above-named project, subject to the condition that awardee secure adequate performance and payment bond, insurance certificates, and contract compliance program statements.
3. The City Engineer and City Manager are authorized to execute change orders according to the City's Purchasing Policy as they may become necessary in the construction of the above-named project.

Passed and approved this _____ day of _____, 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



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the Terrell Mill Roller Park Project.

Prepared By: Tim Schmadeke - Civil Engineer
 Reviewed By: Jason Havel - City Engineer
 Ron Knoche - Public Works Director
 Kirk Lehmann - Ass't City Manager
 Susan Dulek - First Ass't. City Attorney
 Fiscal Impact: \$1,995,039.80 available in the Terrell Mill Skate Park
 Redevelopment account #R4372
 Staff Recommendation: Approval
 Attachments: [Resolution](#)

Executive Summary:

This agenda item awards the Terrell Mill Roller Park Project. Four (4) bids were submitted prior to the December 2, 2025, deadline:

Bidder Name	City	Bid Amount
Vieth Construction Corporation	Cedar Falls, Iowa	\$1,995,039.80
Triple B Construction Corporation	Wilton, Iowa	\$2,025,913.55
All American Concrete, Inc.	West Liberty, Iowa	\$2,314,894.56
Portzen Construction	Dubuque, Iowa	\$2,406,118.36
Engineer's Estimate		\$1,750,000.00

The bid included the base bid and five (5) alternates. The base bid will add to the existing skate park and introduce a new bicycle pump track. The alternates included: Alternate 1 – additional shade structures, Alternate 2 - colored concrete paving in the plaza and skate areas, Alternate 3 – additional skate park expansion area, Alternate 4 – replace asphalt paving with concrete paving, and Alternate 5 – add skate park accents.

Vieth Construction Corporation of Cedar Falls, Iowa submitted the lowest responsive, responsible bid of \$1,995,039.80. Staff recommends awarding the contract for the base bid for the Terrell Mill Roller Park Project to Vieth Construction Corporation.

Background / Analysis:

The existing skate park is nearing an age where improvements are necessary for it to continue to draw skaters, as well as for improved maintenance and safety. The project will add to the existing 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.

Project Timeline:

Construction Start – March 2026

Final Completion – November 2026

Resolution No. _____

**Resolution awarding contract and authorizing the Mayor to sign
and the City Clerk to attest a contract for construction of the
Terrell Mill Roller Park Project**

Whereas, Vieth Construction Corporation of Cedar Falls, Iowa has submitted the lowest responsive, responsible bid of \$1,995,039.80 for construction of the above-named project; and

Whereas, the bid includes the base bid only; and

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

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

1. The contract for the construction of the above-named project is hereby awarded to Vieth Construction, subject to the condition that awardee secure adequate performance and payment bond, insurance certificates, and contract compliance program statements.
2. The Mayor is hereby authorized to sign and the City Clerk to attest the contract for construction of the above-named project, subject to the condition that awardee secure adequate performance and payment bond, insurance certificates, and contract compliance program statements.
3. The City Engineer and City Manager are authorized to execute change orders according to the City's Purchasing Policy as they may become necessary in the construction of the above-named project.

Passed and approved this 9th day of December, 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

December 9, 2025

Resolution setting a public hearing on January 6, 2026, on the project manual and estimate of cost for the construction of the 2026 Parking Garages Maintenance and Repair Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Prepared By:	Joe Welter – Senior Engineer
Reviewed By:	Jason Havel – City Engineer Darian Nagle-Gamm – Transportation Services Director Ron Knoche – Public Works Director Kirk Lehmann – Assistant City Manager Alexandra Bright - Asst. City Attorney
Fiscal Impact:	\$1,250,000 available in the Parking Facility Restoration Repair account #T3004.
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:

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

Background / Analysis:

The items within this year's annual project were either identified and programmed within the 2024-2028 Parking Ramp Master Plan, February 16, 2024, or have manifested themselves since the last master plan. This year's project focuses on maintenance and repairs at the Chauncey Swan, Court Street Transportation Center, and Dubuque Street Ramps, including: anchor bolt replacement, barrier cable repair, concrete crack repairs, concrete grinding, epoxy filler, horizontal spall repairs, new membrane installation, painting, pavement markings, penetrating sealer installation, recoating existing membrane, removal of barrier cable, removal of old membrane, removal of steel guardrail, sealant replacement, and vertical/overhead spall repairs.

Project Timeline:

Public Hearing / Approve Project Manual: January 6, 2026
Bid Letting Date: January 29, 2026
Contract Award Date: February 17, 2026
Construction Dates: March to September 2026

Resolution No. _____

Resolution setting a public hearing on January 6, 2026, on the project manual and estimate of cost for the construction of the 2026 Parking Garages Maintenance and Repair Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Whereas, funds for this project are available in the Parking Facility Restoration Repair account # T3004.

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 6th day of January, 2026, at 6:00 p.m. in the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, or if said meeting is cancelled, at the next meeting of the City Council thereafter as posted by the City Clerk.
2. The City Clerk is hereby authorized and directed to publish notice of the public hearing for the above-named project in a newspaper published at least once weekly and having a general circulation in the City, not less than four (4) nor more than twenty (20) days before said hearing.
3. A copy of the project manual and estimate of cost for the construction of the above-named project is hereby ordered placed on file by the City Engineer in the office of the City Clerk for public inspection.

Passed and approved this _____ day of _____, 20_____

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

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

Ayes:

Nays:

Absent:

Alter

Bergus

Harmsen

Moe

Salih

Teague

Weilein



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Resolution setting a public hearing on January 6, 2026 on project manual and estimate of cost for the construction of the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Prepared By:	Alin Dumachi – Senior Engineer
Reviewed By:	Jon Durst – Water Superintendent Jason Havel – City Engineer Ron Knoche – Public Works Director Kirk Lehmann – Assistant City Manager Liz Craig - Asst. City Attorney
Fiscal Impact:	\$3,480,000 available in the Collector Well No.1 Reconstruction Project Account #W3322.
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:

This agenda item begins the bidding process for the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction Project. This project includes the reconstruction of the Collector Well No. 1 roof to accommodate new access hatches, upgrades to existing pumping, electrical, and HVAC equipment, as well as the rehabilitation of the collector well with the construction of two new 12-inch laterals, and the connection of the new sludge lagoon effluent line.

Background / Analysis:

Collector Well No.1 has experienced a decline in capacity and the City would like to perform modifications to the well following the recommendations of the Source Water and Treatment Technology Study. The Project includes the installation of two new laterals, rehabilitation of two existing laterals, rerouting of the lime lagoon effluent discharge to the collector well caisson, replacement of pumping and electrical equipment, and upgrades to the well house roof to allow for appropriate future maintenance.

Project Timeline:

Set Public Hearing – December 9, 2025
Hold Public Hearing – January 6, 2026
Bid Letting – February 10, 2026
Award Date – February 17, 2026
Construction – March 2026 to August 2027

Resolution No. _____

Resolution setting a public hearing on January 6, 2026 on project manual and estimate of cost for the construction of the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Whereas, funds for this project are available in the Collector Well No.1 Reconstruction Project Account #W3322.

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 6th day of January, 2026, at 6:00 p.m. in the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, or if said meeting is cancelled, at the next meeting of the City Council thereafter as posted by the City Clerk.
2. The City Clerk is hereby authorized and directed to publish notice of the public hearing for the above-named project in a newspaper published at least once weekly and having a general circulation in the City, not less than four (4) nor more than twenty (20) days before said hearing.
3. A copy of the project manual and estimate of cost for the construction of the above-named project is hereby ordered placed on file by the City Engineer in the office of the City Clerk for public inspection.

Passed and approved this _____ day of _____, 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

December 9, 2025

Resolution setting a public hearing for January 6, 2026 regarding the intent to enter into a Sharing and Indemnification Agreement with Johnson County to allow Johnson County Ambulance Service to store and operate an ambulance from Fire Station 2.

Prepared By: Scott Lyon, Fire Chief

Reviewed By: Chris O'Brien, Deputy City Manager
Jennifer Schwickerath, Assistant City Attorney

Fiscal Impact: None.

Staff Recommendation: Approval

Attachments: [Resolution](#)
[Iowa City Fire Department Station 2 Agreement](#)

Executive Summary:

Residents of the west side of Iowa City are served by one fire apparatus west of the Iowa River. Providing a location to house a Johnson County Ambulance at Fire Station 2 will aid in the delivery of advanced life support care in this area of our community.

Background / Analysis:

The Iowa City Fire Department and Johnson County Ambulance Service have a long history of successful collaboration in providing high-quality medical care to our community. Since February 2016, a Johnson County ambulance has been co-located at Iowa City Fire Station 4 on the east side of the city. This strategic placement has effectively supported emergency response in a rapidly growing area of Iowa City. Building on that success, this agreement establishes the placement of an additional Johnson County ambulance at Fire Station 2, also located on the expanding east side of Iowa City. This initiative leverages our existing partnership to enhance community service while maintaining a cost-neutral approach. By aligning resources where demand is increasing, we are continuing our shared commitment to timely, efficient, and reliable emergency medical care for all residents.

Because this agreement could be construed as a lease and leases greater than three years in length require a public hearing, a public hearing is being set.

Resolution Number: _____

Resolution setting a public hearing for January 6, 2026 regarding the intent to enter into a Sharing and Indemnification Agreement with Johnson County to allow Johnson County Ambulance Service to store and operate an ambulance from Fire Station 2.

Whereas, the City and the County are currently operating under the Iowa City Fire Department Station 4 Sharing and Indemnification Agreement executed on August 1, 2017, which allows the Johnson County Ambulance Service to have the use of one bay, storage space, and two bedrooms at Fire Station 4 to allow the operation of an ambulance from Station 4 to improve response times; and

Whereas, there is a desire to allow the Johnson County Ambulance Service to permanently use space and operate an ambulance from Fire Station 2 in addition to Fire Station 4; and

Whereas, the proposed Sharing and Indemnification Agreement for Fire Station 2, which is attached, would allow such use and allow either party to terminate the agreement with fourteen-days notice; and

Whereas, this agreement could be construed as a lease and leases greater than three years in length require a public hearing and Council approval.

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

1. The City of Iowa City does hereby declare its intent to enter into the attached, above-referenced Sharing and Indemnification Agreement for Fire Station 2.
2. A public hearing on said proposed agreement should be and is hereby set for January 6, 2026 at 6:00 p.m. in Emma Harvat Hall, City Hall, 410 E. Washington Street, Iowa City, Iowa, or if said meeting is cancelled, at the next meeting of the City Council thereafter as posted by the City Clerk. The City Clerk is hereby directed to cause Notice of Public Hearing to be published as provided by law.

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

Attest: _____
City Clerk Mayor

Approved by:

City Attorney's Office

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

Ayes:

Nays:

Absent:

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

IOWA CITY FIRE DEPARTMENT STATION 2 SHARING AND INDEMNIFICATION AGREEMENT

This Station 2 Sharing and Indemnification Agreement (hereinafter, the "AGREEMENT") is between the City of Iowa City (hereinafter, the "CITY") and Johnson County, Iowa (hereinafter, the "COUNTY"; together, the "PARTIES").

RECITALS

WHEREAS, the Johnson County Ambulance Service, a COUNTY entity, desires to enhance emergency response times in Iowa City and in Johnson County.

WHEREAS, collaboration and cooperation between the Iowa City Fire Department and the Johnson County Ambulance Service is long-standing and mutual; and

WHEREAS, the CITY has the capacity to assist the COUNTY by providing parking, housing, and storage at the CITY's Fire Station 2; and

WHEREAS, the CITY does not seek compensation for the space used by the COUNTY in this way, and the COUNTY appreciates that all space and facilities are borrowed on an "as is" basis, and at its own risk; and

WHEREAS, the PARTIES wish to enter into this AGREEMENT to memorialize their mutual understanding.

AGREEMENT

1. **Use of Facilities.** The COUNTY shall have the use of one bay, storage space, and two bedrooms, all as designated by City, and all at Iowa City Fire Station 2. COUNTY is responsible for establishing, operating, and maintaining any phone, IT, or radio facilities they utilize, as well as for any other fit-out they require. The facilities shall be returned in as good of condition as when received by the COUNTY, save normal wear and tear.
2. **Janitorial.** Fire Station 2 is cleaned and maintained by CITY firefighters. It is expected that COUNTY employees using the facility will be at least as diligent as CITY employees in cleaning and maintaining the facilities used by the COUNTY.
3. **Use of Facilities.** The COUNTY will use the facilities in question solely for operation of the Johnson County Ambulance Service. The facilities may not be used for any other purpose. There are no time of day or date restrictions on the County's use of the facilities or access to the facilities – meaning, the County has access to the facilities and use of the facilities every day of the year, every hour of the day, all year long. There are no holidays or other circumstances where the County would not have access to the facilities or use of the facilities, unless use or access becomes impossible by an event or occurrence outside the control of the parties (such as force majeure, act of God, natural disaster).
4. **Prohibited Behavior.** Smoking, including the use of electronic cigarettes, is not allowed anywhere on the grounds of Fire Station 2. Electronic cigarette means vapor product as defined in Section 453A.1 of the Code of Iowa, as amended.
5. **Waiver.** The COUNTY hereby disclaims, and COUNTY hereby releases the CITY from any and all liability, whether in contract or tort (including strict liability and

negligence) for any loss, damage, or injury of any nature whatsoever sustained by COUNTY, its employees, agents or invitees related in any way to COUNTY's use of Fire Station 2 during the term of this AGREEMENT, including, but not limited to, loss, damage or injury to the property of COUNTY, or the injury (up to and including death) of COUNTY's employees, contractors, subcontractors, agents, volunteers, or invitees.

6. Indemnification. COUNTY agrees to defend, indemnify, and hold harmless the CITY against any and all claims related in any way to COUNTY's use of Fire Station 2 during the term of this AGREEMENT.

7. Waiver of Subrogation. The CITY and COUNTY and all parties claiming under or through them hereby mutually release and discharge each other, and the officers, employees, agents, representatives, customers and business visitors of CITY and COUNTY from all claims, losses and liabilities arising from or caused by any hazard covered by insurance on or in connection with the facilities or said building, even if caused by the fault or negligence of a released party. This release shall apply only to the extent that such claim, loss or liability is covered by insurance.

8. Termination. This AGREEMENT shall remain in full force and effect until such a time as either party gives notice of termination. Said termination will be effective fourteen (14) calendar days after service, by first class mail, on the other party. Written notice shall be provided to the following: CITY: Iowa City Fire Chief, 410 E. Washington St., Iowa City, IA 52240; COUNTY: Chairperson, Johnson County Board of Supervisors, 855 S. Dubuque St., Iowa City, IA 52240.

IN WITNESS WHEREOF, the PARTIES hereto have executed this AGREEMENT to be effective as of the _____ day of _____, 2026.

CITY OF IOWA CITY

JOHNSON COUNTY, IOWA

_____, Mayor

_____, Chair

Attest:

Attest:

City Clerk

County Auditor

CITY ACKNOWLEDGMENT

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ and Kellie K. Grace, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of said municipal corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of said municipal corporation; that said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council; and that the said Mayor and City Clerk as such officers acknowledged that the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

COUNTY ACKNOWLEDGMENT

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ and Julie Persons, to me personally known, who being by me duly sworn, did say that they are the Chair of the Board of Supervisors and County Auditor, respectively, of the County of Johnson, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that said instrument was signed and sealed on behalf of the corporation by authority of its Board of Supervisors; and that the said Chairperson and Auditor, as such officers acknowledged that the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Establish a "No Parking Here to Corner" parking prohibition on the west side of Westgate Street

Prepared By:	Sarah Walz, Associate Transportation Planner
Reviewed By:	Kent Ralston, Transportation Planner
	Jason Havel, City Engineer
	Tracy Hightshoe, Neighborhood and Development Services Director
	Eric Goers, City Attorney
Fiscal Impact:	None
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Westgate

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 Here to Corner" parking prohibition on the west side of Westgate Street, approximately 60 feet north of the intersection with Calvin Avenue.

Background / Analysis:

This action is being taken to improve visibility at the intersection for drivers turning onto Westgate Street from Calvin Avenue.





CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

Installation of a "Stop" sign on High Street at the intersection with Morningside Drive

Prepared By:	Sarah Walz, Associate Transportation Planner
Reviewed By:	Kent Ralston, Transportation Planner
	Jason Havel, City Engineer
	Tracy Hightshoe, Neighborhood and Development Services Director
	Eric Goers, City Attorney
Fiscal Impact:	None
Staff Recommendation:	Approval
Commission Recommendations:	N/A

Executive Summary:

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

Pursuant to Section 9-1-3A (5); Install a "Stop" sign on High Street at the intersection with Morningside Drive.

Background / Analysis:

This action is being taken to address neighborhood concerns regarding a lack of vehicles yielding and poor visibility at this intersection.



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

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

Reviewed By: Alexandra Bright, Asst. City Attorney

Attachments: [REZ25-0014 Staff Report](#)
[PZ 11.05.25 minutes](#)
[REZ25-0014 Rezoning Ordinance](#)

STAFF REPORT

To: Planning and Zoning Commission
Item: REZ25-0014

Prepared by: Sam Brodersen, Associate
Planner
Date: November 5, 2025

GENERAL INFORMATION:

Applicant:

Crossing Land LLC
755 Mormon Trek Blvd
Iowa City, IA 52246

Contact Person:

Brian Vogel
Hall & Hall Engineers, Inc
1860 Boyson Road
Hiawatha, IA 52233
319-362-9548
brian@halleng.com

Owner:

Crossing Land LLC
755 Mormon Trek Blvd
Iowa City, IA 52246

Requested Action:

Rezoning of 13.60 acres of land from
Interim Development – Research Park
(ID-RP) zone to Medium Density Single-
Family Residential (RS-8) for 4.75 acres
and Rural Residential (RR-1) for 8.85
acres

Purpose:

To allow for the development of 19 single-
family dwellings

Location:

Outlot E of Cardinal Pointe Weste – Part
One; West of Ava Circle and South of
Kennedy Parkway

Location Map:



Size:	13.60 acres
Existing Land Use and Zoning:	Undeveloped, Interim Development Research Park (ID-RP)
Surrounding Land Use and Zoning:	North: Undeveloped, City of Coralville South: Deer Creek Rd SE, Highway 218 East: OPD/RS-5, Low Density Single-family Residential with Planned Development Overlay; ID-RP, Interim Development Research Park West: ID-RP, Interim Development Research Park
Comprehensive Plan:	Conservation Design – Clear Creek Master Plan
District Plan:	None
Neighborhood Open Space District:	Northwest
Public Meeting Notification:	Property owners and residents within 500' of the property received notification of the Planning and Zoning Commission public meeting. A rezoning sign was posted on October 23, 2025.
File Date:	September 25, 2025
45 Day Limitation Period:	November 9, 2025

BACKGROUND INFORMATION:

The applicant, Crossing Land LLC, is requesting approval for the rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres. The applicant intends to develop the 4.75 acres of RS-8 land with nineteen single-family lots.

This and the surrounding areas were annexed into the city between 1969 and 1972. Since 1983 the area has been zoned Interim Development – Research Park (ID-RP) to reflect possible development of an office park along Highway 218. In May 2002, the City Council signed a Memorandum of Understanding for the Clear Creek Master Plan including a concept that envisioned a “conservation-type” development including residential and commercial uses in the area surrounding Camp Cardinal Boulevard.

In 2015, a rezoning and preliminary plat application (REZ15-0018 and SUB15-0023) was approved for the land immediately east of the project site. This rezoning resulting in 16.81 acres of land being rezoned the land from ID-RP to RS-5 in order to allow for the development of 31

residential lots.

In 2017, a rezoning and preliminary plat application (REZ17-0011 and SUB17-0008) was approved for the land east of the project site. This rezoning resulted in 28.03 acres of land being rezoned from ID-RP to RS-12 for 5.35 acres, RM-12 for 3.30 acres, and RR-1 for 19.38 acres. This rezoning resulted in 16 residential lots including 9 single-family dwellings, 6 duplex lots, and 1 multifamily lot.

In 2021, a rezoning and preliminary plat application (REZ20-0013 and SUB21-0002) was approved for land southeast of the project site. This rezoning resulted in 27 acres of land being rezoned to RR-1 for 12.80 acres, RS-12 for 6.05 acres, RM-12 for 3.46 acres. And RM-20 for 4.88 acres. This rezoning resulted in 19 residential lots including 1 multifamily lot, 6 duplex lots, 12 single-family dwellings, and one outlot for future development. The proposed rezoning is the next phase of the overall Cardinal Pointe West development.

Good Neighbor Policy: The surrounding property owners have been notified of the proposed rezoning. A Good Neighbor Meeting was scheduled and took place on October 22, 2025. A Summary of the meeting is included as Attachment 4.

ANALYSIS:

Current Zoning: The area is zoned as Interim Development – Research Park (ID-RP). This zone is intended to provide for areas of managed growth in which agricultural and other nonurban uses of land may continue until such time as the city is able to provide city services and urban development can occur. The interim development zone is the default zoning district to which all undeveloped areas should be classified until city services are provided. Upon provision of city services, the city or the property owner may initiate rezoning to zones consistent with the comprehensive plan, as amended.

Proposed Zoning: The Rural Residential Zone (RR-1) is intended to provide a rural residential character for areas of the city that are not projected to have the utilities necessary for urban development in the foreseeable future or for areas that have sensitive environmental features that preclude development at urban densities. This is an appropriate designation for the 8.85 acres of land, which contain steep slopes and woodlands that limit development potential.

The Medium Density Single-Family Residential Zone (RS-8) is intended to provide for the development of small lot single-family dwellings. The regulations are intended to create, maintain, and promote livable neighborhoods. The regulations allow for some flexibility of dwelling types to provide housing opportunities for a variety of household types. Special attention should be given to site design to ensure the development of quality neighborhoods. Nonresidential uses and structures permitted in this zone should be planned and designed to be compatible with the character, scale, and pattern of the residential development. This is an appropriate designation for the 4.75 acres of land, which houses fewer sensitive features than the remainder of the parcel.

Rezoning Review Criteria:

Staff uses the following two criteria in the review of rezonings:

1. Consistency with the comprehensive plan.
2. Compatibility with the existing neighborhood character.

Compliance with Comprehensive Plan: This property is located within the Northwest Planning District. IC 2030: The Comprehensive Plan Update identifies this area as suitable for “Conservation Design” and refers to the Clear Creek Master Plan (a more detailed district plan has not been prepared for the Northwest District). The Clear Creek Master plan lays out a

general development concept with possible street layouts, and shows areas for residential, commercial, and office development. Conservation design is appropriate in areas containing steep slopes, woodlands, stream corridors, and other sensitive features. Building sites are identified to take advantage of the preserved land and create streets that minimize disturbance of natural areas. Developments with a conservation design should be more compact with less pavement and more open space than conventional development. The project is approximately 13.60-acres, and the majority of the project area will remain undeveloped to preserve and protect woodlands and sensitive slopes.

In staff's view, the proposed rezoning conforms with the conservation design envisioned in the Comprehensive Plan for this area. The proposed development is predominately for single-family homes and concentrates the housing units along the existing infrastructure. It also conforms with the land use policy to guide development away from sensitive environmental areas (page 24). The proposed rezoning conforms with the housing policy to encourage a diversity of housing options as well as the development of housing options on smaller lots that conserve land and allow for more affordable single-family housing options (page 28). The proposed rezoning will result in the development of single-family homes in a neighborhood containing a diversity of housing types, which aligns with this policy vision. By proposing the development areas on the most buildable portion of the property, and thereby preserving the sensitive areas of the property, the proposed rezoning is consistent with the goals and policies of the Comprehensive Plan.

Compatibility with Existing Neighborhood Character: The proposed rezoning is generally consistent with the existing neighborhood character. As noted above, 71.84 acres of surrounding land have been rezoned and subdivided over the past decade to accommodate for similar patterns of development. Existing single-family homes, townhouses, and multifamily homes are located to the east of the project area. The proposed rezoning locates the proposed single-family housing in less sensitive areas and the remainder of the project area will remain undeveloped woodlands. The rezoned area will be accessible via an extension of Kennedy Parkway. The proposed rezoning is consistent with the character of development of the immediately surrounding areas and is a continuation of the long-term vision of the Cardinal Pointe West area.

Transportation and Access and Utilities: The proposed development will be accessed from Kennedy Parkway. Development potential is limited due to the proximity of Highway 218 and restrictions placed on residential development within 300 ft of the highway. A future extension of Highway 965 is planned to the west of the subject parcel.

Environmentally Sensitive Areas: The subject parcel contains regulated sensitive features, including critical slopes and woodlands. A sensitive areas development plan is not required at the time of rezoning. A sensitive areas development plan will be required at subdivision.

NEXT STEPS:

Upon recommendation from the Planning and Zoning Commission, the City Council will hold a public hearing on the proposed rezoning.

STAFF RECOMMENDATION:

Staff recommends the approval of REZ25-0014, a rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Application Materials
4. Good Neighbor Meeting Summary

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

ATTACHMENT 1

Location Map



0 0.04 0.07 0.14 Miles

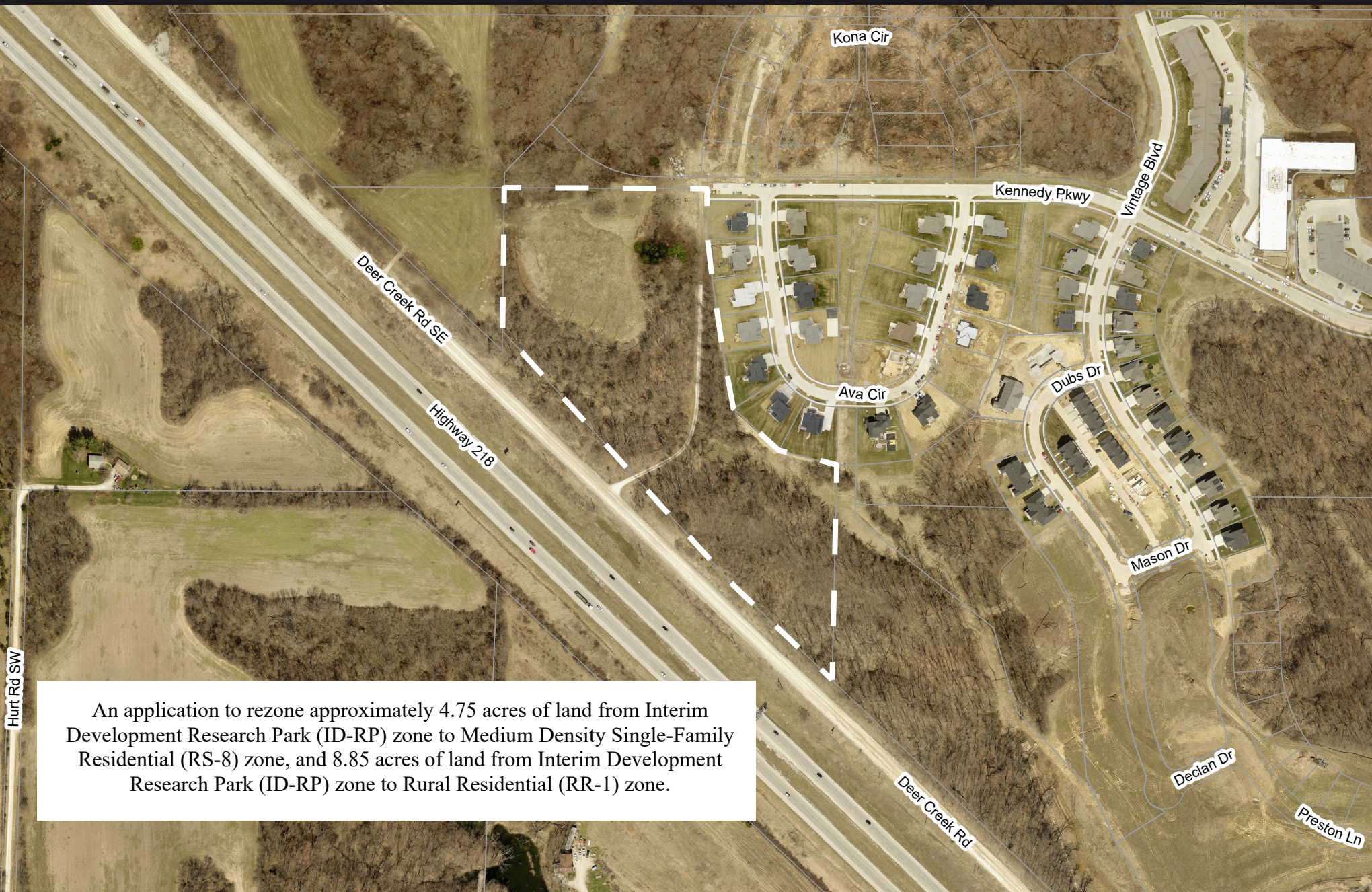
REZ25-0014

Cardinal Pointe West - Part One Outlot E



CITY OF IOWA CITY

Prepared By: Olivia Ziegler
Date Prepared: October 2025



An application to rezone approximately 4.75 acres of land from Interim Development Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) zone, and 8.85 acres of land from Interim Development Research Park (ID-RP) zone to Rural Residential (RR-1) zone.

ATTACHMENT 2

Zoning Map



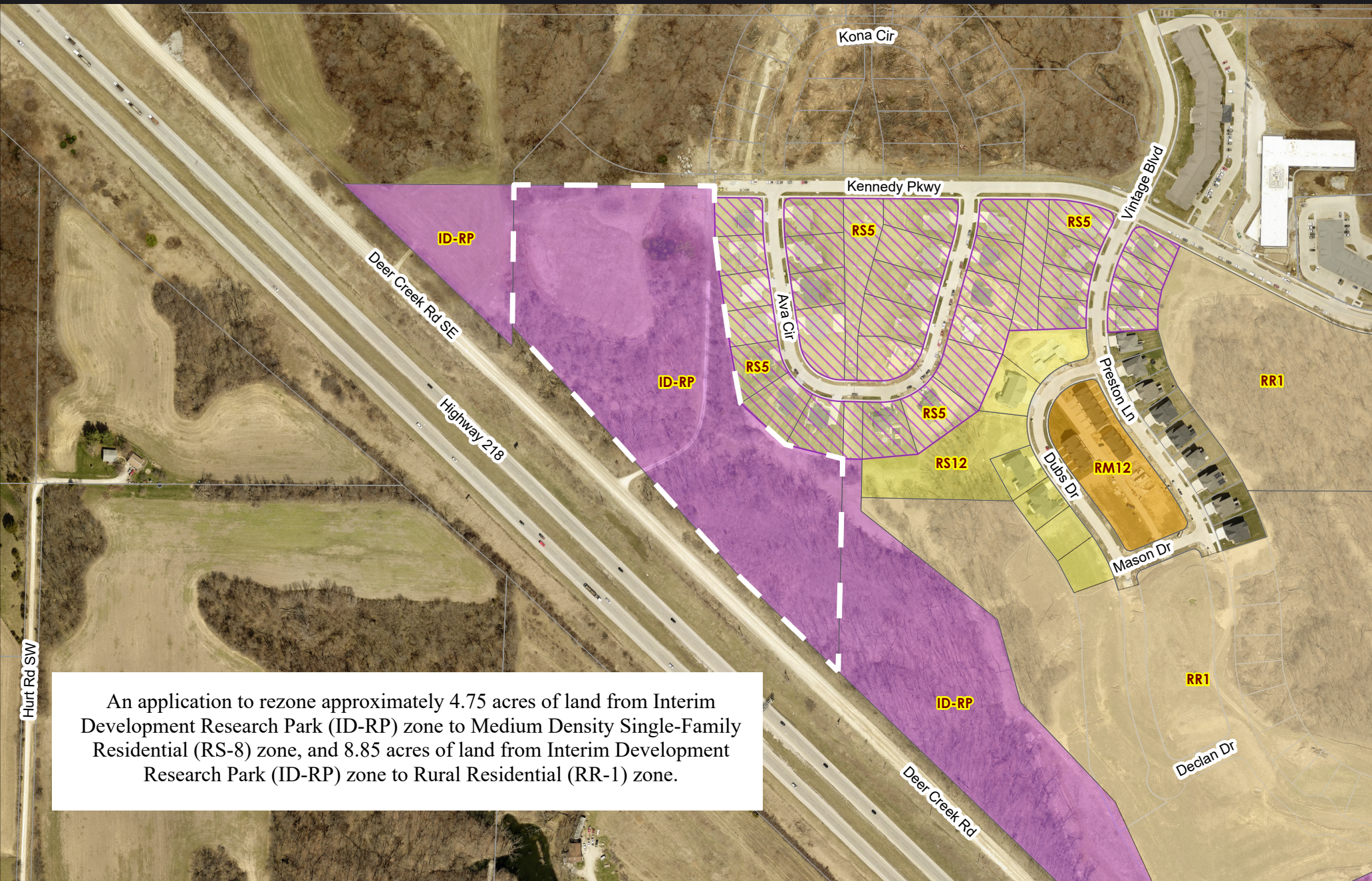
0 0.04 0.07 0.14 Miles



Prepared By: Olivia Ziegler
Date Prepared: October 2025

REZ25-0014

Cardinal Pointe West - Part One Outlot E



ATTACHMENT 3

**Application Materials – Applicant's Statement and Rezoning
Exhibit**



September 25, 2025

Re: Cardinal Pointe West – Part 5
Applicant Statement for Rezoning Application

Dear City Council, P & Z, and City Staff:

Navigate Homes would like to request your consideration of our rezoning application for Cardinal Pointe West – Part 5. This application is part of a master plan that was started in 2015. The overall plan, formally described as Cardinal Pointe West, encompasses 80+ acres south of Kennedy Parkway, west of Camp Cardinal Road, and north of the Camp Cardinal wet basin (pond).

Navigate Homes would like to rezone 13.60 acres from ID-RP to RS-8, which is low density single family residential. The land is located at the west end of Kennedy Parkway, where the street is currently a dead end. Navigate Homes would like to develop this land as a residential subdivision with nineteen single family lots.

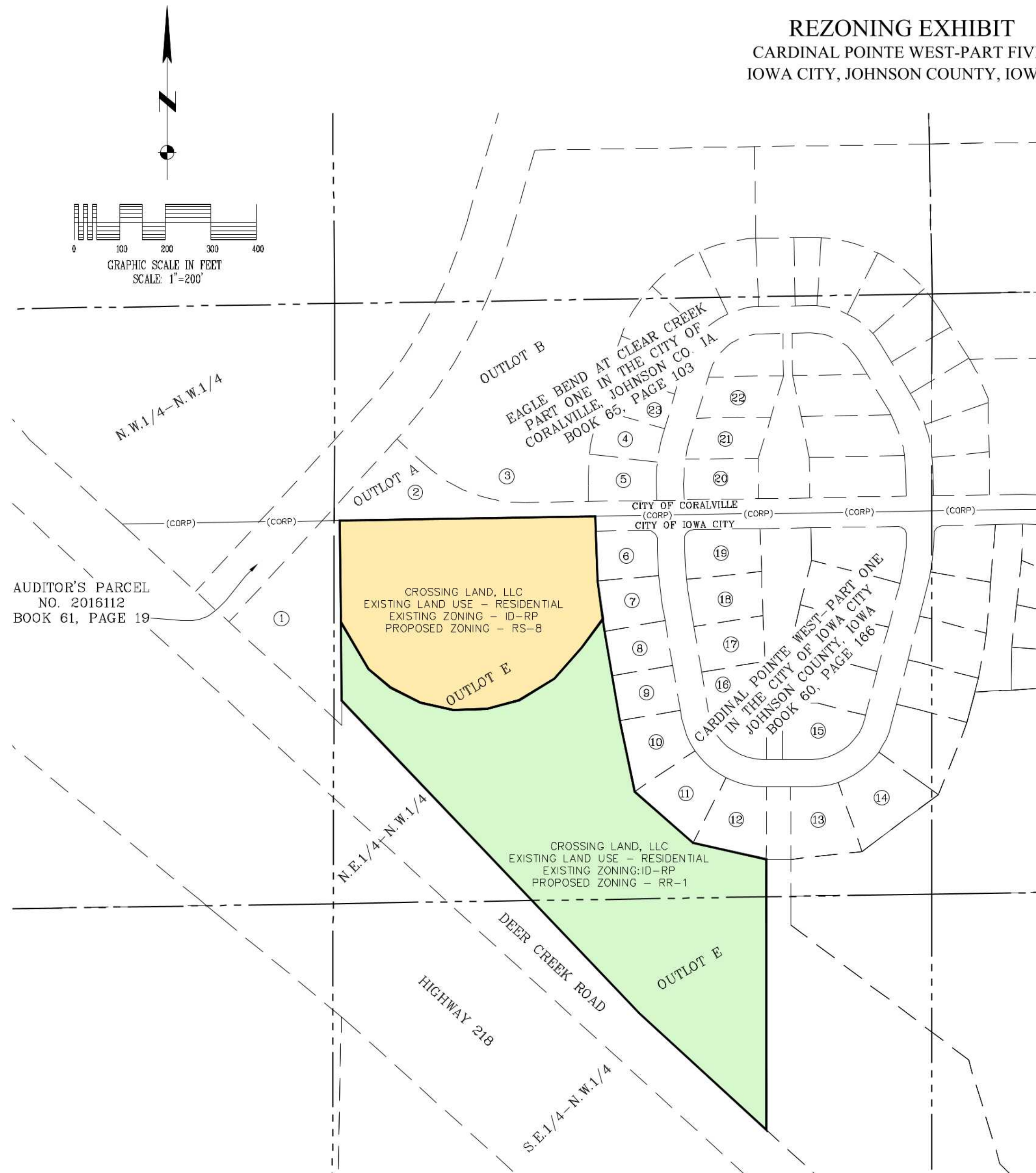
Please reference the items submitted by Hall & Hall Engineers regarding this application. Thank you in advance for your consideration of this request.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Gina Landau".

Gina Landau
Vice President, Land Development
Navigate Homes

REZONING EXHIBIT
CARDINAL POINTE WEST-PART FIVE
IOWA CITY, JOHNSON COUNTY, IOWA



ADJOINING PROPERTY OWNERS:

- 1 - THE RIVER PRODUCTS COMPANY (ID-RP ZONING)
- 2 - CROSSING LAND LLC 2303 JONES BLVD. STE. B CORALVILLE (R-PUD1 ZONING)
- 3 - CROSSING LAND LLC 2303 JONES BLVD. STE. B CORALVILLE (R-PUD1 ZONING)
- 4 - JOSHUA AND NICOLE THOMPSON 1281 KONA CIR. CORALVILLE (R-PUD2 ZONING)
- 5 - FATIMA TOOR 1293 KONA CIR. CORALVILLE (R-PUD2 ZONING)
- 6 - SHAILESH AND PRATISKA DESAI 1385 AVA CIR. IOWA CITY (OPD ZONING)
- 7 - JACOB D. HANSEN 1371 AVA CIR. IOWA CITY (OPD ZONING)
- 8 - STEPHANIE CHRISTEL 1357 AVA CIR IOWA CITY (OPD ZONING)
- 9 - JUDY SIMONSON 1343 AVA CIR, IOWA CITY (OPD ZONING)
- 10 - KRISTOPHER J. KILLIUS 1329 AVAV CIR. IOWA CITY (OPD ZONING)
- 11 - KATIE A. HALBMAIER 1315 AVA CIR. IOWA CITY (OPD ZONING)
- 12 - CHARLES A. RAPPAPORT 1301 AVA CIR. IOWA CITY (OPD ZONING)

ADJOINING PROPERTY OWNERS:

- 13 - CHARLES J. AND JENNIFER L. WADDILOVE 1285 AVA CIR. IOWA CITY (OPD ZONING)
- 14 - DANETTE AND ALLEN FRAUENHOLTZ 1273 AVA CIR. IOWA CITY (OPD ZONING)
- 15 - MICHAEL A. AND KATHRYN HALYKO 1276 AVA CIR. IOWA CITY (OPD ZONING)
- 16 - MICHAEL AND HEATHER L. DURNERY 1322 AVA CIR. IOWA CITY (OPD ZONING)
- 17 - STEPHEN M. YOUHN 1352 AVA CIR. IOWA CITY (OPD ZONING)
- 18 - LINDA K. WILMARTH 1368 AVA CIR. IOWA CITY (OPD ZONING)
- 19 - MAHMUT AND ZEMZEMA ILERISOY 1384 AVA CIR. IOWA CITY (OPD ZONING)
- 20 - JENNIFER R NAD OMER VEJZOVIC 1288 KONA CIR. CORALVILLE (R-PUD2 ZONING)
- 21 - BOXIANG WANG 1276 KONA CIR. CORALVILLE (R-PUD2 ZONING)
- 22 - CROSSING LAND LLC 2303 JONES BLVD. STE. B CORALVILLE (R-PUD2 ZONING)
- 23 - MATTHEW H. AND ERIN L. GATENS 1269 KONA CIR. CORALVILLE (R-PUD2 ZONING)

APPLICANT:

NAVIGATE HOMES
2303 JONES BLVD. STE. B
CORALVILLE, IOWA 52241

OWNER:

CROSSING LAND, LLC
2303 JONES BLVD. STE. B
CORALVILLE, IOWA 52241

LEGAL DESCRIPTION - CROSSING LAND, LLC ZONE ID-RP TO RS-8:

A PORTION OF OUTLOT E OF CARDINAL POINTE WEST - PART ONE IN THE CITY OF IOWA CITY, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT E;

THENCE SOUTH 0°56'28" EAST ON THE EASTERLY LINE OF SAID OUTLOT E, 33.00 FEET;

THENCE SOUTH 2°06'42" EAST ON SAID EASTERLY LINE, 108.98 FEET;

THENCE SOUTH 7°50'48" EAST ON SAID EASTERLY LINE, 84.90 FEET;

THENCE SOUTH 36°36'43" WEST, 77.92 FEET;

THENCE SOUTH 41°18'52" WEST, 90.53 FEET;

THENCE SOUTH 58°40'16" WEST, 90.53 FEET;

THENCE SOUTH 74°24'53" EAST, 73.80 FEET;

THENCE SOUTH 88°32'42" WEST, 73.80 FEET;

THENCE NORTH 77°19'28" WEST, 73.80 FEET;

THENCE NORTH 63°11'39" WEST, 73.80 FEET;

THENCE NORTH 50°27'52" WEST, 63.00 FEET;

THENCE NORTH 30°26'44" WEST, 119.68 FEET TO THE WESTERLY LINE OF SAID OUTLOT E;

THENCE NORTH 0°36'01" EAST ON SAID WESTERLY LINE, 223.35 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT E;

THENCE NORTH 89°03'28" EAST ON THE NORTH LINE OF SAID OUTLOT E, 561.80 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 4.75 ACRES.

LEGAL DESCRIPTION - CROSSING LAND, LLC ZONE ID-RP TO RR-1:

A PORTION OF OUTLOT E OF CARDINAL POINTE WEST - PART ONE IN THE CITY OF IOWA CITY, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT E;

THENCE SOUTH 0°56'28" EAST ON THE EASTERLY LINE OF SAID OUTLOT E, 33.00 FEET;

THENCE SOUTH 2°06'42" EAST ON SAID EASTERLY LINE, 108.98 FEET;

THENCE SOUTH 7°50'48" EAST ON SAID EASTERLY LINE, 84.90 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 36°36'43" WEST, 77.92 FEET;

THENCE SOUTH 41°18'52" WEST, 90.53 FEET;

THENCE SOUTH 58°40'16" WEST, 90.53 FEET;

THENCE SOUTH 74°24'53" EAST, 73.80 FEET;

THENCE SOUTH 88°32'42" WEST, 73.80 FEET;

THENCE NORTH 77°19'28" WEST, 73.80 FEET;

THENCE NORTH 63°11'39" WEST, 73.80 FEET;

THENCE NORTH 50°27'52" WEST, 63.00 FEET;

THENCE NORTH 30°26'44" WEST, 119.68 FEET TO THE WESTERLY LINE OF SAID OUTLOT E;

THENCE SOUTH 0°36'01" EAST ON SAID WESTERLY LINE, 172.08 FEET TO THE SOUTHWESTERLY LINE OF SAID OUTLOT E;

THENCE SOUTH 43°35'07" EAST ON SAID SOUTHWESTERLY LINE, 949.07 FEET;

THENCE SOUTH 47°30'14" EAST ON SAID SOUTHWESTERLY LINE, 378.43 FEET TO THE MOST SOUTHERLY CORNER OF SAID OUTLOT E;

THENCE NORTH 0°00'00" WEST ON THE EASTERLY LINE OF SAID OUTLOT E, 594.02 FEET;

THENCE NORTH 77°18'31" WEST ON SAID EASTERLY LINE, 165.31 FEET;

THENCE NORTH 48°44'54" WEST ON SAID EASTERLY LINE, 170.57 FEET;

THENCE NORTH 11°43'32" WEST ON SAID EASTERLY LINE, 162.20 FEET;

THENCE NORTH 9°46'52" WEST ON SAID EASTERLY LINE, 199.97 FEET;

THENCE NORTH 7°50'48" EAST, 23.26 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 8.85 ACRES.

Sheet Title:

REZONING EXHIBIT
CARDINAL POINTE WEST-PART FIVE
IOWA CITY, JOHNSON COUNTY, IOWA

Designed by:

DLK

Drawn by:

DLK

Checked by:

SKF

Date:

10/8/2025

Field Book No:

01 115

Scale:

1"=200'

Sheet:

1 of 1

Project Number:

20034-16-5

HALL & HALL ENGINEERS, INC.

Leaders in Land Development Since 1953

1860 BOYSSON ROAD, HIWATHA, IOWA 52233

PHONE: (319) 382-9548 FAX: (319) 382-7595

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE

LAND SURVEYING • LAND DEVELOPMENT PLANNING

CAD File: I:\Projects\20000\20034\20034-16-5 Rezoning Exhibit Part Five Remove River Products Revise Interior 302024.dwg Date Plotted: Oct 08, 2025 - 7:16am Plotted By: DLK

ATTACHMENT 4

Good Neighbor Meeting Summary

Summary Report for Good Neighbor Meeting



Project Name: Cardinal Pointe West Pt. 5 Project Location: west end of Kennedy Parkway

Meeting Date and Time: Wednesday, October 22, 2025 at 6:00pm

Meeting Location: Borlaug Elementary School Multi-Purpose Room

Names of Applicant Representatives attending: Gina Landau, Joe Hughes (Navigate)
Brian Vogel (Hall & Hall Engineers)

Names of City Staff Representatives attending: Anne Russett, Sam Brodersen

Number of Neighbors Attending: 3 Sign-In Attached? Yes 2 No

General Comments received regarding project (attach additional sheets if necessary)-

The neighbors expressed no opposition to the development. Mainly the
questions centered around tree removal, size of homes, additional students
attending Borlaug Elementary, possible future bus routes/stops, price of
homes, and grading adjacent to existing homes on Ava Circle.

Concerns expressed regarding project (attach additional sheets if necessary) -
No concerns were expressed and much of the discussion involved future
plans for Highway 965, future development of the last phase of Cardinal Pointe
West, and inquiries about the 100 acres currently for sale in the area.

Will there be any changes made to the proposal based on this input? If so, describe:

The proposal will be revised according to city comments previously provided.
Concerning the meeting, keeping tree removal to the minimum is encouraged.
We acknowledge this desire and will retain as much woodland as possible.

Staff Representative Comments

Fei Huang
Boxiang Wang

1276 Kona Cir

JAKE HANSEN

1371 AVA CIRCLE

**MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 5, 2025 – 6:00 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL**

FINAL

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

MEMBERS ABSENT: Maggie Elliott

STAFF PRESENT: Alex Bright, Sam Brodersen, Anne Russett

OTHERS PRESENT: Gina Landau, Jon Marner

RECOMMENDATIONS TO COUNCIL:

By a vote of 6-0 the Commission recommends approval of REZ25-0014, a rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres.

By a vote of 6-0 the Commission recommends approval of SUB24-0005, an application submitted by Tailwind North Dubuque LLC for a combined preliminary and final plat of Cole Hill, a 2.84-acre subdivision to create one residential lot to accommodate an existing single-family home.

CALL TO ORDER:

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

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

None.

REZONING ITEM:

CASE NO. REZ25-0014:

Location: West of Ava Circle and south of Kennedy Parkway

An application for a rezoning of approximately 13.6 acres of land from Interim Development Research Park (ID-RP) zone to Medium Density Single-Family (RS-8) zone for approximately 4.75 acres and Rural Residential (RR-1) zone for approximately 8.85 acres.

Brodersen began the staff report sharing an aerial map and zoning map of the subject property. The property is currently zoned Interim Development Research Park, to the north is an undeveloped area of the city of Coralville, to the south is Deer Creek Road SE and Highway 218, to the east is Low Density Single-Family Residential with the Planned Development Overlay and Interim Development Research Park and to the west is Interim Development Research Park zoning. For some background on this case Brodersen stated this rezoning request is the next phase of the overall Cardinal Point West development that has been in development, between 2015 and 2021 71.84 acres of surrounding land has already been rezoned and subdivided in order to accommodate similar patterns of development. This application is requested to rezone the subject property from Interim Development Research Park to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres, with the goal of developing the RS-8 area with 19 single family dwellings and leaving the RR-1 area undeveloped

to preserve sensitive features. The rezoning is needed to allow uses that are not allowed in the current zoning designation.

The applicant has hosted a good neighbor meeting on October 22 there were three attendees. These attendees had questions regarding the plan and vision for the subject parcel. Brodersen shared some photos of the project site and the surrounding areas. He reiterated that the subject property is currently zoned Interim Development Research Park which is not compatible with the existing neighborhood, which is a mix of single family homes, townhomes and multifamily residences. The request is to rezone it to Medium Density Single-Family Residential and Rural Residential and the RS-8 zoning designation will allow for single family residential uses on smaller lots. Additionally, the request for Medium Density Single-Family Residential and Rural Residential is more consistent with the current zoning pattern and City services are available to service the proposed development. Again, the Rural Residential areas will remain undeveloped in order to preserve sensitive areas.

Brodersen explained that the City uses two criteria to review all rezonings, first is consistency with the Comprehensive Plan and second is compatibility with the existing neighborhood. Looking at the Future Land Use Map from the IC2030 Comprehensive Plan the subject area is designated for conservation design, which aligns with the requested rezoning. Additionally, the Comprehensive Plan has a list of goals and strategies that align with this request such as to guide development away from sensitive features, to encourage a diversity of housing options, for the development of housing options on smaller lots that conserve land and allow for more affordable single family housing. Brodersen also noted the subject parcel is located within the Clear Creek Master Plan which lays out a general development concept with possible street layouts and shows areas for residential, commercial and office development. As previously mentioned, the Future Land Use Map identifies this area as appropriate for conservation design and the proposed rezoning aligns with the conservation design vision as conservation design is intended to be appropriate for areas containing steep slopes, woodlands and other sensitive features, it's intended to have building sites identified to take advantage of the preserved land, and the intention is for development to be more compact with less pavement and more open space than conventional development. In terms of compatibility with the existing neighborhood Brodersen stated there are a variety of housing types, including single family dwellings, townhouses and multifamily housing in the area, this rezoning is the next phase in the overall Cardinal Point West development and the current Interim Development Research Park zoning is not compatible with the existing neighborhood, as it only allows agriculture by right. Interim Development Research Park zoning designation is intended to be a default zoning designation until City services are available and City services are available to service the proposed development so the Interim Development Research Park zoning is no longer appropriate.

Brodersen stated that staff received no correspondence related to this rezoning request.

Staff recommends the approval of REZ25-0014, a rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres.

In terms of next steps, City Council will schedule the date for the public hearing at the next Council meeting on November 18, following that, they will consider the rezoning at future meetings.

Davies asked if the Clear Creek Master Plan is something that's publicly available or is that part of a Comprehensive Plan. Russett explained it is not available on the City's website, staff does have it available by request, it was something that was done in collaboration with the city of Coralville several years ago.

Davies noted it says 19 houses will be there, is there any kind of delineation, are those all in the RS-8 or is the intent to spread them between the RS-8 and the RR-1. Brodersen stated the request is to place the dwellings in the RS-8 area, which is in the northern area of the parcel, the RR-1 zoning is planned to remain undeveloped.

Quellhorst opened the public hearing.

Gina Landau (Navigate Homes) is here on behalf of the owner, Crossing Land, LLC which is a break off from SouthGate and are doing the development part. She confirmed the developer's request is for a rezoning so they can build 19 single family homes.

Quellhorst closed the public hearing.

Townsend moved to recommend the approval of REZ25-0014, a rezoning of 13.60 acres of land from Interim Development – Research Park (ID-RP) zone to Medium Density Single-Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres.

Miller seconded the motion.

Townsend noted it seems that this is land that's vacant and they need housing, they also seem to be smaller and not huge homes, so it sounds like the proper thing for her.

Davies noted they don't have a lot of information on how the land will be sited but he assumes that gets taken care of. He also noted it seems like the Good Neighbor meeting was mostly about wanting to retain some trees as a buffer to 218 and if there's really no planned development for the RR-1 that would retain the trees and buffer so he is generally supportive of the plan and the rezoning.

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

SUBDIVISION ITEM:

CASE NO. SUB24-0005:

Location: 620 Foster Road

An application for a combined preliminary and final plat for Cole Hill, a 2.84-acre subdivision to create one residential lot to accommodate an existing single-family home

Russett began the staff report showing an aerial map of the property, the house at the center is the property that's located at 620 Foster Road, the land to the north is undeveloped and then Interstate 80 is to the north with Foster Road to the south. The subject property is zoned RS-12 with a Planned Development Overlay and the surrounding area is also zoned mainly Single Family with a Planned Development Overlay, and some multifamily to the south. In terms of

Ordinance No. _____

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

Whereas, the Owner, Crossing Land LLC, has requested the rezoning of 13.60 acres of land located west of Ava Circle and south of Kennedy Parkway from from Interim Development – Research Park (ID-RP) to Medium Density Single-Family Residential (RS-8) and Rural Residential (RR-1); and

Whereas, the Comprehensive Plan indicates that this area is suitable for “conservation design” including residential development; and

Whereas, the Planning and Zoning Commission has reviewed the proposed rezoning and has recommended the application be approved; and

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

Section I Approval. Property described below is hereby classified RS-8:

A PORTION OF OUTLOT E OF CARDINAL POINTE WEST - PART ONE IN THE CITY OF IOWA CITY, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT E;

THENCE SOUTH 0°56'28" EAST ON THE EASTERLY LINE OF SAID OUTLOT E, 33.00 FEET;

THENCE SOUTH 2°06'42" EAST ON SAID EASTERLY LINE, 108.98 FEET;

THENCE SOUTH 7°50'48" EAST ON SAID EASTERLY LINE, 84.90 FEET;

THENCE SOUTH 36°36'43" WEST, 77.92 FEET;

THENCE SOUTH 41°18'52" WEST, 90.53 FEET;

THENCE SOUTH 58°40'16" WEST, 90.53 FEET;

THENCE SOUTH 74°24'53" EAST, 73.80 FEET;

THENCE SOUTH 88°32'42" WEST, 73.80 FEET;

THENCE NORTH 77°19'28" WEST, 73.80 FEET;

THENCE NORTH 63°11'39" WEST, 73.80 FEET;

THENCE NORTH 50°27'52" WEST, 63.00 FEET;

THENCE NORTH 30°26'44" WEST, 119.68 FEET TO THE WESTERLY LINE OF SAID OUTLOT E;

THENCE NORTH 0°36'01" EAST ON SAID WESTERLY LINE, 223.35 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT E;

THENCE NORTH 89°03'28" EAST ON THE NORTH LINE OF SAID OUTLOT E, 561.80 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 4.75 ACRES.

And the property described below is hereby classified RR-1:

A PORTION OF OUTLOT E OF CARDINAL POINTE WEST - PART ONE IN THE CITY OF IOWA CITY, JOHNSON COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT E;

THENCE SOUTH 0°56'28" EAST ON THE EASTERLY LINE OF SAID OUTLOT E, 33.00 FEET;

THENCE SOUTH 2°06'42" EAST ON SAID EASTERLY LINE, 108.98 FEET;

THENCE SOUTH 7°50'48" EAST ON SAID EASTERLY LINE, 84.90 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 36°36'43" WEST, 77.92 FEET;

THENCE SOUTH 41°18'52" WEST, 90.53 FEET;

THENCE SOUTH 58°40'16" WEST, 90.53 FEET;

THENCE SOUTH 74°24'53" EAST, 73.80 FEET;

THENCE SOUTH 88°32'42" WEST, 73.80 FEET;

THENCE NORTH 77°19'28" WEST, 73.80 FEET;

THENCE NORTH 63°11'39" WEST, 73.80 FEET;

THENCE NORTH 50°27'52" WEST, 63.00 FEET;

THENCE NORTH 30°26'44" WEST, 119.68 FEET TO THE WESTERLY LINE OF SAID OUTLOT E;

THENCE SOUTH 0°36'01" EAST ON SAID WESTERLY LINE, 172.08 FEET TO THE SOUTHWESTERLY LINE OF SAID OUTLOT E;

THENCE SOUTH 43°35'07" EAST ON SAID SOUTHWESTERLY LINE, 949.07 FEET;

THENCE SOUTH 47°30'14" EAST ON SAID SOUTHWESTERLY LINE, 378.43 FEET TO THE MOST SOUTHERLY CORNER OF SAID OUTLOT E;

Ordinance No. _____

Page 3

THENCE NORTH 0°00'00" WEST ON THE EASTERLY LINE OF SAID OUTLOT E, 594.02 FEET;

THENCE NORTH 77°18'31" WEST ON SAID EASTERLY LINE, 165.31 FEET;

THENCE NORTH 48°44'54" WEST ON SAID EASTERLY LINE, 170.57 FEET;

THENCE NORTH 11°43'32" WEST ON SAID EASTERLY LINE, 162.20 FEET;

THENCE NORTH 9°46'52" WEST ON SAID EASTERLY LINE, 199.97 FEET;

THENCE NORTH 7°50'48" EAST, 23.26 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 8.85 ACRES.

Section II. Zoning Map. The Building Inspector is hereby authorized and directed to change the zoning map of the City of Iowa City, Iowa, to conform to this amendment upon the final passage, approval and publication of this ordinance by law.

Section III. Certification And Recording. Upon passage and approval of the Ordinance, the City Clerk is hereby authorized and directed to certify a copy of this ordinance and to record the same, at the office of the County Recorder of Johnson County, Iowa, at the owner's expense, all as provided by law.

Section IV. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section V. Severability. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section VI. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication in accordance with Iowa Code Chapter 380.

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

Mayor

Approved by:

Attest: _____
City Clerk

City Attorney's Office



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

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

Prepared By:	Jon Resler – Engineering Division
Reviewed By:	Jason Havel – City Engineer Ron Knoche – Public Works Director Geoff Fruin – City Manager Eric Goers, City Attorney
Fiscal Impact:	Funding will be via the Taft Avenue-American Legion Road to Lower West Branch Road account #S3959.
Staff Recommendation:	Approval
Attachments:	Map Resolution

Executive Summary:

Preliminary design for the Taft Avenue Reconstruction Project is underway. A preliminary assessment indicates the proposed improvements require the acquisition of permanent right-of-way, permanent utility and temporary construction easements from property owners within the project corridor.

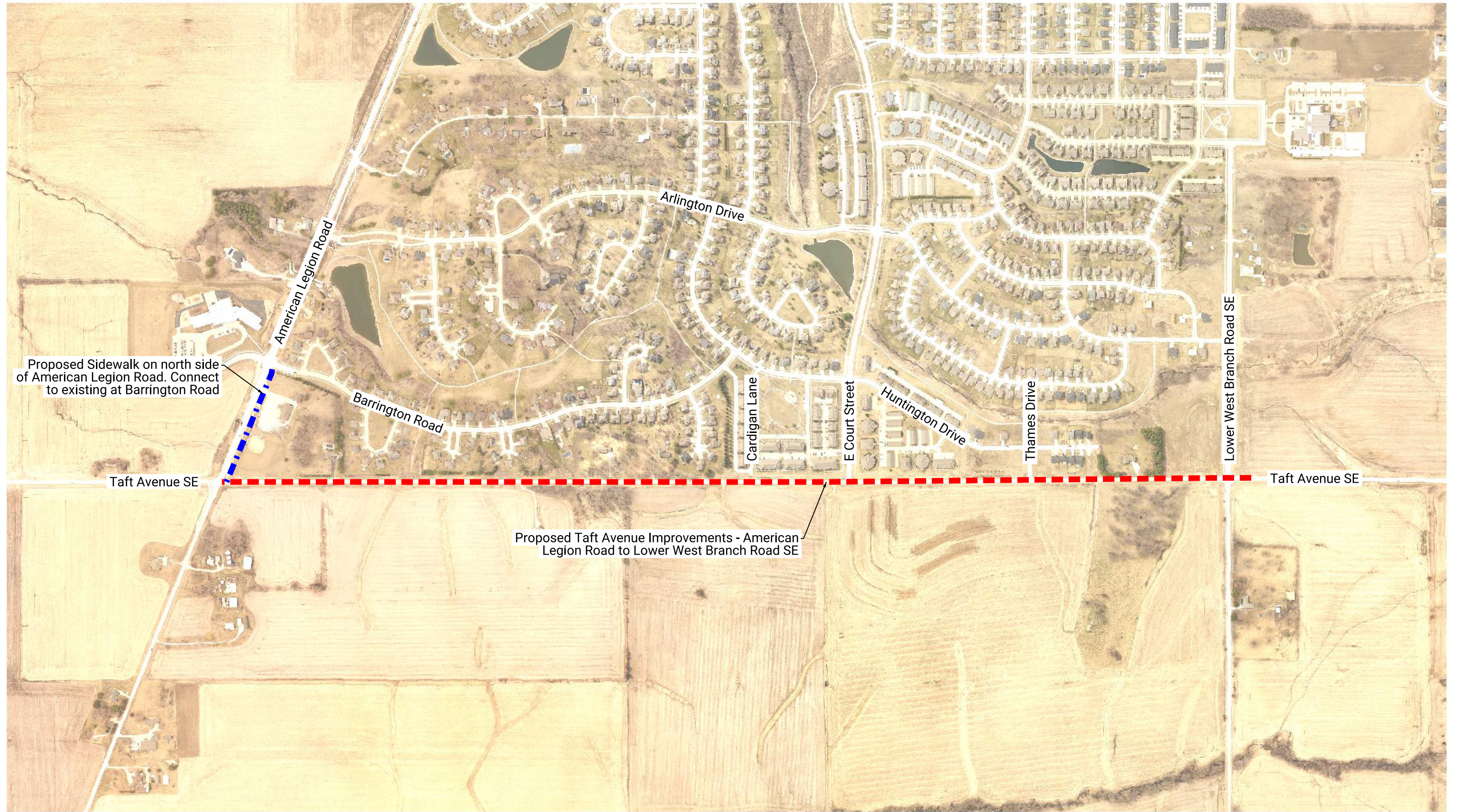
Because the anticipated acquisitions include agricultural land, the City is giving notice of intent to commence the project to all property owners whose properties may be acquired in whole or in part for the project, even if not required for street and highway projects under Iowa Code. This resolution begins the process to commence acquisitions.

Background / Analysis:

Taft Avenue is currently a rural roadway (one-lane in either direction) with ditches. To support projected growth within the southeast quadrant of the City, the roadway and associated infrastructure needs upgrading to current minor arterial design standards.

Identifying this future need in 2015, the City prepared functional design plans for Taft Avenue (American Legion Road to E Court Street) to establish design parameters and identify preliminary right-of-way needs. This project will extend the northern limits from E Court Street to Lower West Branch Road SE.

10/30/2025 03:16 AM pw://fotb-pw.bentley.com/fotb-pw-01/Documents/Clients/Iowa City IA C/Taft Avenue Improvements/CAD/Displays/Council Exhibit (2025-1030)/Taft Avenue-Council Exhibit_L.DGN



Taft Avenue Improvements American Legion Road to Lower West Branch Road SE



NOT TO SCALE

EXB.1

Resolution No. _____

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

Whereas, the City of Iowa City desires to construct the Taft Avenue Reconstruction Project ("Project") which generally includes the reconstruction of Taft Avenue from American Legion Road to Lower West Branch Road; and

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

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

Whereas, notice of Intent to acquire property rights which may be needed for the Project and the public hearing was given to all owners of agricultural property whose properties may be affected by the Project by ordinary mail on November 5, 2025, and was published in a newspaper of general circulation in the county where the agricultural land is located on November 19, 2025, all as required by Chapter 6B of the Iowa Code; and,

Whereas, a public hearing was held on December 9, 2025; and,

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

Whereas, funds for this project are available in the Taft Avenue-American Legion Road to Lower West Branch Road account # S3959.

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

1. The City Council finds that it is in the public interest to acquire property rights by warranty deed, quit-claim deed, and/or easement for the construction of the Taft Avenue Reconstruction Project ("Project") which Project constitutes a public improvement under Iowa law. The City Council further finds that acquisition of said property rights is necessary to carry out the functions of the Project, and that such Project constitutes a valid public purpose under state and federal law.
2. The City Manager or designee is hereby authorized and directed to negotiate the purchase of property rights by warranty deed, quit-claim deed and/or easement for the construction, operation and maintenance of the Project. The City Manager or designee is authorized to sign purchase agreements for the purchase of property and/or easements, and offers to purchase property and/or easements.
3. The City Manager or designee, in consultation with the City Attorney's Office, is authorized and directed to establish, on behalf of City, an amount the City believes to be just compensation for the property to be acquired, and to make an offer to purchase the property for the established fair market value.

4. In the event negotiation is successful, the Mayor and City Clerk are hereby authorized to execute and attest easement agreements and agreements in lieu of condemnation. The City Attorney is hereby directed to take all necessary action to complete said transactions, as required by law.
5. In the event the necessary property rights for the Project cannot be acquired by negotiation, the City Attorney is hereby authorized and directed to initiate condemnation proceedings for acquisition of any and all property rights necessary to fulfill the functions of the Project, as provided by law.

Passed and approved this _____ day of _____, 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

December 9, 2025

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

Prepared By:	Jon Durst, Water Superintendent
Reviewed By:	Ron Knoche, Public Works Director Alexandra Bright, Assistant City Attorney Eric Goers, City Attorney Geoff Fruin, City Manager
Fiscal Impact:	None
Staff Recommendation:	Approval
Attachments:	Ordinance

Executive Summary:

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

Background / Analysis:

The City of Iowa City's drinking water is primarily sourced from the Iowa River. Recently the State of Iowa experienced a 204-week drought between June 2020 and May 2024. Many communities within Iowa experienced temporary or prolonged water shortages during this period such as Osceola and Belle Plain, Iowa. This event prompted the Iowa Department of Natural Resources to begin recommending or requiring drinking water utilities to develop emergency water conservation plans. These recommendations were made to Iowa City in January 2022 and again in December 2024.

The ordinance amendment is the culmination of this effort to provide City leaders with a phased and flexible approach to a disruption of the water supply.

Ordinance no. _____

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

Whereas, the water source for the City of Iowa City drinking water is primarily the Iowa River; and

Whereas, the Iowa River is a surface water source with flows impacted by weather conditions and subject to the control of the Federal Army Corps of Engineers at the Coralville Dam; and

Whereas, the State of Iowa experienced a 204-week drought between June 2020 and May 2024; and

Whereas, the Iowa Department of Natural Resources inspection of the water system in January 2022 and December 2024 has recommended the development of an emergency conservation policy per Iowa Administrative Code 567-52.9(3)(c); and

Whereas, emergency water conservation is needed when the demand on the public drinking water system is greater than the available water for production; and

Whereas, water conservation may be achieved through voluntary curtailment of use or enforced with water use restrictions; and

Whereas, to better prepare the City of Iowa City for an emergency water conservation event it is necessary to adopt an ordinance establishing water use restrictions; and

Whereas, it is additionally in the public interest and for the protection of public health, safety, and welfare to prevent the depressurization of the water supply and the reduction of available firefighting water; and

Whereas, the City desires to amend the Potable Water Use and Service article to enable action in the event of an emergency water conservation scenario.

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

Section I. Amendment.

Title 16, Chapter 3, Article C, is amended by adding Section 11 entitled "Emergency Water Conservation" with the text as follows:

A. Purpose: The purpose of this section is to establish and set forth plans and procedures to be followed during an emergency water conservation event. Without such provisions, water may not be sufficiently conserved for essential uses, such as the preservation of public drinking water and firefighting systems.

B. Emergency Water Conservation Event: The City Manager or designee shall declare a water conservation emergency when the City Manager or designee finds that there is a need to reduce water use, based on available Iowa City drinking water production, the need to reduce water use other than that which is necessary for the preservation of human life and for fire protection. The following stages of water use regulations may be selectively enacted during a water conservation event.

1. Stage 1: Warning

After a warning has been declared, the following activities may be prohibited:

- a. Outdoor watering and irrigation, except in the case of an approved application submitted to the Iowa City Water Division for the watering of vegetation planted or sod laid during the current growing season, not to exceed 1-inch of water use per week, with approved watering activities occurring between 8PM and 8AM.
- b. The use of water to wash cars, trucks, boats, and other motor vehicles, except at commercial establishments with water reuse. Use of wash bays or services without water reuse are prohibited.
- c. Filling private outdoor swimming pools, children's wading pools, reflecting pools, or any other outdoor pool or pond.
- d. Outdoor pressure washing activities.
- e. Fire hydrant flushing activities by the Iowa City Water Division, except as necessary to maintain water age and disinfectant residual.
- f. Bulk water sales at bulk fill stations.
- g. Sewer line jetting activities, except as necessary to prevent sewer line blockages.
- h. Use of contractor fire hydrant water meters.
- i. Any additional measures not listed that are deemed necessary by the City Manager to maintain the integrity of the public drinking water system.

2. Stage 2: Emergency

At the emergency stage, the following activities may be prohibited:

- a. All restrictions listed in Stage 1.
- b. All outdoor water and irrigation, without exceptions.
- c. All use of water to wash cars, trucks, boats, and other motor vehicles, without exceptions.
- d. Filling of swimming pools, including public pools and splash pads.
- e. Water use through a single purpose or irrigation meter.
- f. Additional water use restrictions shall be provided to residential, commercial, and industrial customers on a case-by-case basis.

3. Stage 3: Prolonged Emergency

At the prolonged emergency stage, the following restrictions may occur:

- a. All restrictions listed in Stages 1 and 2.
- b. Strategic shutdown of water service to areas of the City in order to minimize the loss of system integrity.

C. Declaration and Notice:

1. The City Manager or designee shall declare an Emergency Water Conservation Event by written, signed notice, filed with the City Clerk, stating the beginning time of the emergency water conservation declaration and the restrictions imposed on water use.
2. The City Manager or designee may cancel or enhance such declaration at any time based on water supply availability.

3. The City Manager or designee shall issue a press release and other communication efforts deemed necessary at the time of the initial declaration and for any changes to the declaration.
4. The City Manager or designee shall assign staff to perform enforcement actions related to the declaration.

D. Violations:

1. All violations of the declared restrictions imposed by the Emergency Water Conservation Event shall be a municipal infraction subject to the penalties provided within this code and water shutoff as needed to prevent further water waste.

Section II. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section III. Severability. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

Section IV. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed and approved this _____ day of _____, 2025.

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

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

Prepared By:	Susan Dulek, First Ass't. City Attorney
Reviewed By:	Chris O'Brien, Deputy City Manager Ron Knoche, Public Works Director Sue Dulek, First Asst. City Attorney
Fiscal Impact:	none
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Ordinance

Executive Summary:

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

This ordinance requires all owners and businesses to have a contract for the collection of trash and recycling materials and to provide to the City upon request a copy of the contract.

Background / Analysis:

The City adopted a solid waste permit system codified at Section 16-3H-7 of the City Code to limit the number of solid waste haulers allowed to place their solid waste containers (aka, dumpsters) in the public alleys in central Iowa City defined as the "downtown" in Resolution No. 17-29. The "downtown" consists of two areas. One area is bordered by Gilbert Street to the east, Iowa Avenue to the north, Clinton Street to the west, and Burlington Street to the south and the other area is bordered by Gilbert Street to the east, Bloomington Street to the north, Dubuque Street to the west, and Jefferson Street to the south.

The current permittee is Republic Services of Iowa. Not every owner or business in the "downtown" has contracted with Republic Services of Iowa for waste removal services, and the City and the Downtown District have received complaints that waste is being deposited in containers paid for by other owners and businesses.

The City took an initial step to address this problem in 2023 by amending the Sidewalk Café Policy, adopted by Council resolution, to require all sidewalk café businesses to contract with

a waste hauler. The problem of depositing trash in containers paid for by others has continued.

This ordinance expands the Sidewalk Cafe Policy requirement to all property owners and businesses in the “downtown” to contract with a waste hauler for solid waste, recycling materials, and if used in its operation grease/cooking oil, unless the Public Works Director upon good cause grants an exception and to provide a copy of the contract to the City upon request.

Ordinance No. _____

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

Whereas, the City adopted a solid waste permit system codified at Section 16-3H-7 of the Iowa City Code to limit the number of solid waste haulers allowed to place their solid waste containers (aka, dumpsters) in the public alleys in central Iowa City defined as the "downtown" in Resolution No. 17-29, which is the area bordered by Gilbert Street to the east, Iowa Avenue to the north, Clinton Street to the west, and Burlington Street to the south and the area bordered by Gilbert Street to the east, Bloomington Street to the north, Dubuque Street to the west, and Jefferson Street to the south; and

Whereas, the current permittee is Republic Services of Iowa; and

Whereas, not every owner or business in the "downtown" has contracted with Republic Services of Iowa for solid waste removal services, and the City and the Downtown District have received complaints that solid waste is being deposited in containers paid for by other owners and businesses; and

Whereas, in order to address this issue, the City in 2023 amended the Sidewalk Café Policy adopted by Council resolution to require all sidewalk café businesses to contract with a waste hauler; and

Whereas, the problem of depositing solid waste in containers paid for by others has continued; and

Whereas, it is in the City's interest to adopt an ordinance requiring all property owners and businesses in the "downtown" to contract with a waste hauler unless the Public Works Director upon good cause grants an exception.

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

Section I. Amendments.

1. Title 16, entitled "Public Works," Chapter 3, entitled "City Utilities," Article H, entitled "Solid Waste," Section 7, entitled "Storage of Solid Waste," is amended by adding the following underscore text as new Subsection D4:

D. 4. Every owner or operator of property in the "downtown" must contract with a commercial waste hauler for the collection of its refuse, recycling materials, and if used in its operation grease/cooking oil. The owner or operator must provide a copy of the contract to the City within three (3) calendar days upon request. The Director upon good cause shown may approve an exception to this requirement. Any violation of this subsection is a municipal infraction punishable by a civil penalty provided in Subsection 1-4-2D of this Code.

Section II. Repealer. All ordinances and parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

Section III. Severability. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section IV. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed and approved this _____ day of _____, 2026.

Mayor

Attest: _____
City Clerk

Approved by

City Attorney's Office



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

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

Prepared By:	Rachel Kilburg Varley, Economic Development Coordinator
Reviewed By:	Sue Dulek, First Assistant City Attorney Geoff Fruin, City Manager
Fiscal Impact:	None
Staff Recommendation:	Approval
Commission Recommendations:	At the October 15, 2025 Planning and Zoning Commission meeting, P&Z determined that the Petition meets the requirements of Iowa Code Chapter 386, that the operational activities of the proposed District are appropriate in relation to existing laws, plans, and policies, and that the means to implement the proposed activities appear reasonably calculated to accomplish the proposed objectives.
Attachments:	Letter form ICDD - Request to Renew the Self-Supporting Municipal Improvement District ICDD SSMID 2025 Petition P&Z minutes 10 15 25 draft Evaluative Report Notice of Public Hearing - ICDD SSMID Renewal 2025 Ordinance

Executive Summary:

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

Pursuant to State Code, at their October 15, 2025 meeting, the Planning and Zoning Commission reviewed the Petition for its merit and feasibility and prepared an Evaluative

Report regarding the proposed district. Upon receipt of this report, at their October 20, 2025 meeting, the City Council set and posted notice of a public hearing on November 18, 2025 to consider an Ordinance re-establishing the Iowa City Downtown Self-Supported Municipal Improvement District for a period of ten years in accordance with Iowa Code Chapter 386. The third and final reading may not occur earlier than 30 days after the public hearing. Adoption requires a $\frac{3}{4}$ vote or 6 votes, and if a challenge by a certain amount of owners is made, then a unanimous vote.

Background / Analysis:

Downtown Iowa City has had an active business association since the turn of the 19th century after the founding of Iowa City in 1839, becoming the territorial capital in 1841, and the official state capital in 1846. After more than a century of growth, the business association rebranded in 2012 as the Iowa City Downtown District by a successful petition to property owners to generate tax revenue through a Self-Supported Municipal Improvement District (SSMID) to enhance Downtown.

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

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

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

1. ICDD filed the Petition on September 12, 2025. Staff reviewed the Petition to verify it contained signatures of at least 25% of the property owners representing at least 25% of the assessed valuation in the proposed district as required by state law, and recommended City Council refer the Petition to the Planning and Zoning Commission (P&Z).
2. City Council referred the Petition to P&Z at the October 7 City Council Meeting. At its October 15 meeting, P&Z reviewed the Petition for its merit and feasibility, prepared an Evaluative Report regarding the proposed SSMID, and forwarded such report to the City Council for their further consideration of the Downtown Iowa City SSMID.
3. At the October 20, 2025 regular formal meeting, City Council to set a public hearing for the

Ordinance to establish the proposed district. The City Clerk published notice of the public hearing and mailed a copy of such notice by certified mail to each property owner affected at least 15 days before the public hearing.

4. The public hearing and First Consideration of the Ordinance is scheduled for the November 18, 2025 City Council meeting.

5. Three readings of the Ordinance are required to establish the proposed district (final adoption cannot occur earlier than 30 days after the public hearing). Final adoption of the Ordinance will require a $\frac{3}{4}$ vote or 6 votes, and if a challenge by a certain amount of owners is made, then a unanimous vote.

#10.a



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IOWA CITY, IOWA

Late Handouts Distributed

11-17-25

(Date)

September 11, 2025

Mayor Teague and City Council
City of Iowa City
410 E. Washington Street
Iowa City, Iowa 52240

Request to Renew the Self-Sustaining Municipal Improvement District

Mayor Teague and City Council Members,

The Iowa City Downtown District (ICDD) is pleased to submit the petition to reauthorize the Self-Sustaining Municipal Improvement District (SSMID) for your consideration and approval.

As you may know, the Iowa City Downtown District (ICDD) is responsible for overseeing the Self-Supported Municipal Improvement District (SSMID). We are authorized to invest those funds to promote our geography as a progressive, healthy, and culturally vibrant urban center. Under the current arrangement, the SSMID contributes roughly 45% of ICDD's revenue, which is used to support revitalization efforts in Downtown Iowa City. The SSMID was first authorized by the City Council to begin on January 1, 2012. The existing SSMID authorization is scheduled to expire on **June 30, 2026**, so ICDD has petitioned its stakeholders to renew the SSMID and its terms to ensure this work continues. Approval of this petition by Council would allow the SSMID levy to continue through **June 30, 2036**.

The proposal brought before you has been modified by the ICDD Board of Directors to reflect changing local conditions and to align with the goals set out in the organization's Strategic Plan. These changes include expanding the geographic boundaries of the district, enhancing the scope and depth of services provided, and making Board composition more inclusive. These modifications have been developed through extensive member and stakeholder input and enjoy significant and meaningful support.

Summary of 2026-2036 SSMID Petition Terms:

PURPOSE – Mission remains the same

BOUNDARIES – Expansion to the South boundary, North boundary, and East boundary.

TERM – 10 years (2026 – 2036)

LEVY RATE – \$2.50/\$1,000 taxable value for 7 years with an option to increase the rate by \$.25 in 2033 with Council approval if deemed necessary by the Board of Directors.

The threshold for a successful SSMID petition requires signatures from 25% of unique property owners and signatures from property owners with 25% of the assessed value. We have exceeded these thresholds. The level of support demonstrates the success of the Iowa City Downtown District's ability to target the SSMID funds towards initiatives that property owners have found valuable and necessary.

Nearing the end of our fourteen-year operating term, we have much to celebrate, many to thank, and we hope City Council will agree to approve the new SSMID terms to keep building on this momentum Downtown. Over the past decade and more, the Iowa City Downtown District has established itself as a trusted advocate for the community and a strong partner with City staff, businesses, and residents alike. Together, we have launched and maintained a robust Clean & Safe program, championed public art and placemaking initiatives that bring character and vitality to the area, and curated a full calendar of events that drive energy and visitation year-round. We have strengthened urban design principles, advanced business attraction and retention efforts, and coordinated communication and planning for major streetscape improvements. These collective efforts have helped Downtown become more welcoming, vibrant, and environmentally sustainable, with the rise of a unified voice serving as one of our greatest achievements.

We would appreciate the City Council's consideration of this petition and accompanying ordinance. With your support and approval of the SSMID renewal this year, we intend to invite new voices to our Board of Directors to continue growing our base of partners. If you have any questions or comments, please feel free to follow up with me personally.

Sincerely,

Betsy Potter,
Executive Director,
Iowa City Downtown District

Cc: SSMID Renewal Committee

Bill Nusser
Ross Nusser
Charlie Nusser
Karen Kubby
Cady Gerlach
Wendy Zimmermann
Sheila Davisson
Michelle Galvin
Josh Immerfall
Josh Schamberger

Cc: ICDD Executive Committee

Wendy Zimmermann
Jason Paulios
Josh Immerfall
Tony Branch
Angie Brown

Enclosures:

- SSMID Petition with Supporting Signatures for 2026-2036
- ICDD Commercial Property Database File

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ATTEST)
Johnson County):
State of Iowa:)

We, the undersigned, as representatives of the Self-Supported Municipal Improvement District (SSMID) that pursuant to Chapter 386 of the Code of Iowa that operates under the name of the Iowa City Downtown Self-Supported Municipal Improvement District, hereby state and affirm the following and attest to the following:

1. That individually and as an organization, we gathered, reviewed, or verified every signature that is attached to the Petition herein and that all records used for obtaining signatures were obtained through the Johnson County recorder and assessor's record books. We are the representatives responsible for collecting and verifying signatures submitted herewith pursuant to Chapter 386. To the best of our knowledge, the Petition contains signatures of at least twenty-five percent (25%) of the property owners within the SSMID and represents at least twenty-five percent (25%) of the assessed value of property within the SSMID, as required by Iowa Code § 386.3(2)(a).
2. That every signatory to the Petition stated that, if they did not own the building individually, they were an officer of the Corporation, Company, or Companies that owned the property listed, and, by virtue of the authority delegated to them by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, they were authorized to execute the Petition to continue to operate the Self-Supported Municipal Improvement District (SSMID).
3. That all signatures, whether affixed by handwritten wet ink signature or by DocuSign (electronic signature platform), have been duly witnessed and verified as authentic. That each witness, by signing below, affirms that they have personally observed the signatory execute this Petition either by physically signing in their presence, or executing the signature via DocuSign and confirming identity through electronic verification. Identities were confirmed through the platform's authentication process and the associated electronic audit trail and Certificates of Complete are retained with the Petition file. Electronic signatures and notarizations are legally recognized under Iowa Code and approved by the City of Iowa City for submission.

We make this affidavit under oath and subject to the penalties of perjury under Iowa law.

Affiants


Betsy Potter, Executive Director, ICDD

Date: 9/12/25


Karen Kubby, Business Owner in the Proposed Boundary

Date: 9/12/25


Ross Nusser, Property Owner in the Proposed Boundary

Date: 9/12/25

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Jurat:

State of Iowa)

County of Johnson)

Subscribed and sworn or affirmed before me by Betsy Potter, Karen Kubby, and Ross Nusser on
September 12th, 2025, by Catherine Sinnwell Gerlach,
Notary, State of Iowa.

Catherine Sinnwell Gerlach
Catherine Sinnwell Gerlach
Date: 9/12/2025



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PETITION

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

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

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

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

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

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

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

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

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

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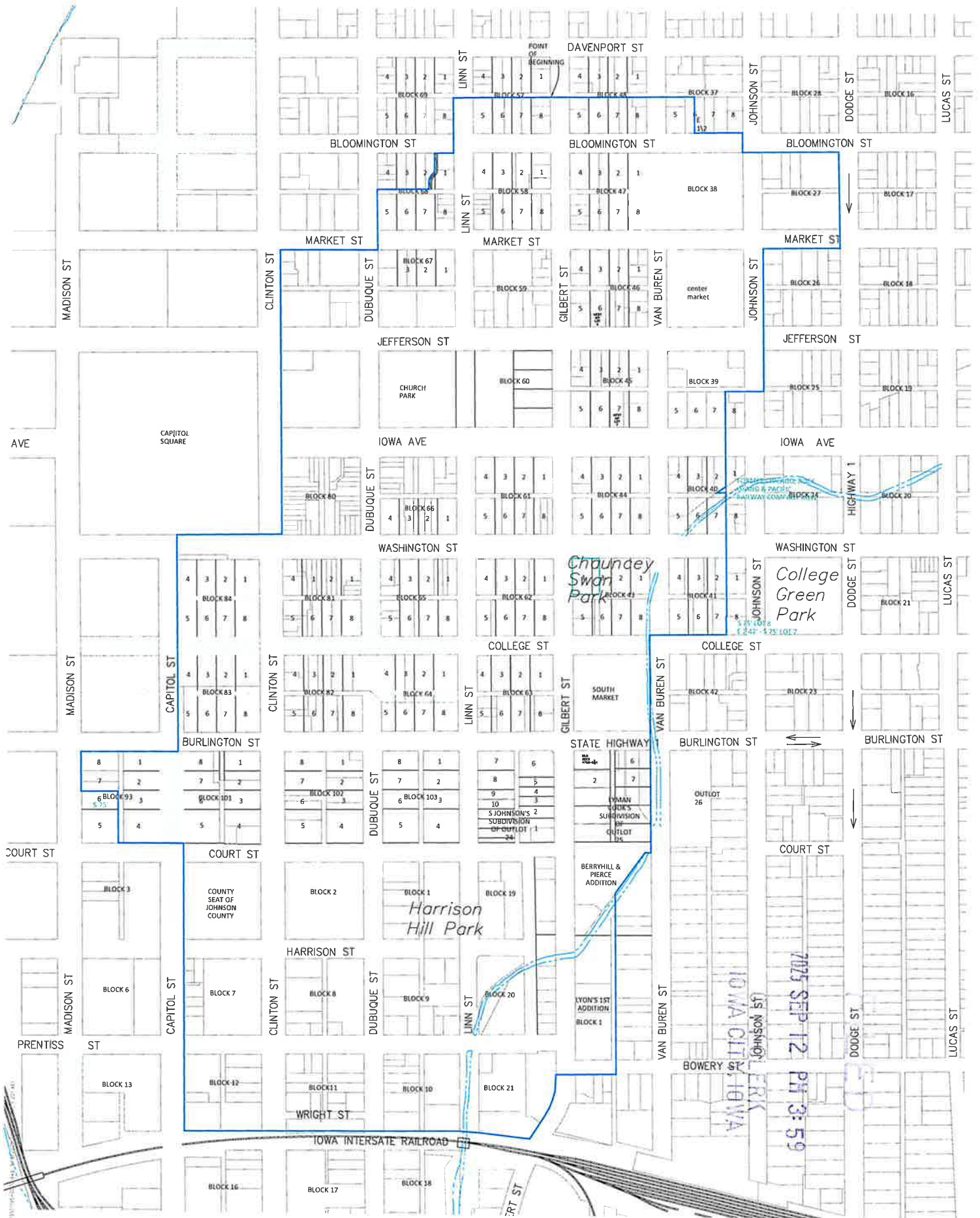
bylaws and organizational documents that are in compliance with state and federal law. There shall be an Advisory Board for the District and the Advisory Board shall report, as required, to the City Council of Iowa City as requested, and no less than annually for budgetary approval.

- 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.

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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;

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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;

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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.

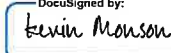
PREPARED BY MMS CONSULTANTS, INC.
PROJECT 11195-002
06-09-2025

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CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 21 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:



Signature

Kevin Monson

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
MONARK LLC	1010312023	7 S LINN ST	\$4,881,760

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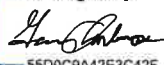
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CITY CLERK

IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this ¹¹ ____ day of september, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 55D0C9A42E3C42F...
 Signature
 Gerry Ambrose
 Printed Name

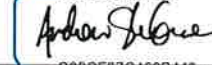
Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
PC ONE L C	1010386001	125 S DUBUQUE ST UNIT 1	\$2,545,960

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

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 18th day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:



C09CF37C409B448...

Signature

Andrew Sherburne

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
FILMSCENE OF JOHNSON COUNTY	1010471002	404 E COLLEGE ST STE 100	\$1,034,640
FILMSCENE OF JOHNSON COUNTY	1010471004	404 E COLLEGE ST STE 200	\$309,140
FILMSCENE OF JOHNSON COUNTY	1010471007	404 E COLLEGE ST STE 205	\$223,210
FILMSCENE OF JOHNSON COUNTY	1010471008	404 E COLLEGE ST STE 207	\$168,270

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CITY CLERK
IOWA CITY, IOWA

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I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 15th day of August, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

Thomas Kaert
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
Washington Plaza LLC	1010467001	513 E Washington St	\$849,090
Washington Plaza LLC	1010469001	505 E Washington St	\$807,260

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I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 31 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature


Benjamin S. Mumme
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
KINGMUMMEY, LLC	1010312010	6 S DUBUQUE ST	\$1,234,160

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2025 SEP 12 PM 4:00
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 27 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:

4079ECA34920422
Signature

Talia Meidlinger
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
UNITED ACTION FOR YOUTH	1010440003	355 IOWA AVE	\$1,052,860

FILED
2025 SEP 12 PM 4:00
CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 30 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:
Peter Byler
CB14F2DC55CA1A9

Signature

Peter Byler

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
219 N LINN ST, LLC	1010296004	219 N LINN ST UNIT M	\$181,040

FILED

2025 SEP 12 PM 4:00

CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 16th day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 32605A22484C496
 Signature

 nate kaeding

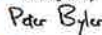
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
214 LINN RE LLC	1010289002	214 N LINN ST	\$576,620

FILED
 2025 SEP 12 PM 4:00
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 30 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


DocuSigned by:

 CB14F2DCC5CA1A9
 Signature
 Peter Byler
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
211 N LINN ST, LLC	1010294003	213 N LINN ST	\$296,310

FILED
 2025 SEP 12 PM 4:00
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 20th day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:

 7658F2068E0B4A4...
 Signature
 Nick Craig
 Printed Name


Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BLUE DOG HOLDINGS LLC	1010302001	209 N LINN ST	\$743,560

2025 SEP 12 PM 4:01
 CITY CLERK
 IOWA CITY, IOWA
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 22 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:



5140389007F1412

Signature

Naftaly Stramer

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
206 ENTERPRISE, LLC	1010301003	206 N LINN ST	\$436,580

FILED

2025 SEP 12 PM 4:01

CITY CLERK

IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this³⁰ day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:
Peter Byler
CB14F2DDC5C4A48

Signature

Peter Byler

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
203 N LINN ST, LLC	1010302003	203 N Linn St	\$1,203,800

FILED


2025 SEP 12 PM 4:01

CITY CLERK

IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 17 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 E6F1E8477B5D466
 Signature

 Doug Alberhasky

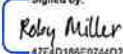
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
DOUG ALBERHASKY & MICHAEL J AL	1010430007	401 E MARKET ST	\$769,760
DOUG ALBERHASKY & MICHAEL J AL	1010430009	114 N GILBERT ST	\$556,670
DOUG ALBERHASKY & MICHAEL J AL	1010430008	120 N GILBERT ST	\$311,130

2025 SEP 12 PM 4:01
 CITY CLERK
 IOWA CITY, IOWA
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 17 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:

47F4D188E0744D2
Signature

Roby Miller
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
500, LLC	1015208013	500 S Dubuque St.	\$1,016,410

FILED

2025 SEP 12 PM 4:01

CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 22nd day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

DENNIS MITCHELL

D9B808BA76744EB...

Signature V.P. for MidWestOne Bank, Trustee

DENNIS MITCHELL


Printed Name V.P. for MidWestOne Bank, Trustee

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BREMER TRUST	1010311010	117 E IOWA AVE	\$761,980
BREMER TRUST	1010311009	119 E IOWA AVE	\$611,110

FILED
2025 SEP 12 PM 4:01
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 30 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:

 Signature

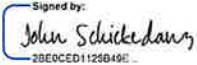
Dan Cilek
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BE2 TECHNOLOGIES, LLC	1010397003	201 E WASHINGTON ST UNIT 201	\$601,790
BE2 TECHNOLOGIES, LLC	1010397004	201 E WASHINGTON ST UNIT 301	\$579,790
BE2 TECHNOLOGIES, LLC	1010397005	201 E WASHINGTON ST UNIT 401	\$579,790

FILED
 2025 SEP 12 PM 4:01
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 17 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:

28E0CED1125B49E
Signature

John Schickedanz

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
Englert Civic Theatre Inc	1010377004	221 E WASHINGTON ST	\$2,497,700

FILED

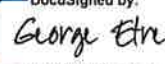
2025 SEP 12 PM 4:01

CITY CLERK

IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this ³¹ day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 Signature BC29F1D859F04FA...
 George Etre
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
ETRE FAMILY REAL ESTATE, LLC	1010390133	231 E COLLEGE ST	\$449,320
ETRE FAMILY REAL ESTATE, LLC	1010390134	241 E COLLEGE ST	\$644,140

FILED
 2025 SEP 12 PM 4:01
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this stl day of August, 13, 2025, and declare that this signature shall be considered my signature on said Petition

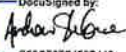
Signed by:
Swen Larson
764FB0EEEEBE0440...
Signature
Swen Larson
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
FFF 1, LLC	1010312011	10 S DUBUQUE ST	\$969,190
FFF 1, LLC	1010312012	12 S DUBUQUE ST	\$731,880
FFF 1, LLC	1010312014	14 S DUBUQUE ST	\$670,480

FILED
2025 SEP 12 PM 4:01
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 14 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

C09CF37C409B448

Signature

Andrew Sherburne

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
FILMSCENE	1010378024	118 E COLLEGE ST	\$2,680,670

FILED

2025 SEP 12 PM 4:01

CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 12 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:

 602A0320571042C
 Signature

First United Methodist
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
FIRST UNITED METHODIST CHURCH	1010307005	214 E JEFFERSON ST	\$3,481,970
FIRST UNITED METHODIST CHURCH	1010307004	120 N DUBUQUE ST	\$1,271,650
FIRST UNITED METHODIST CHURCH	1010307003	130 N DUBUQUE ST	\$511,930

2025 SEP 12 PM 4:01
 CITY CLERK
 IOWA CITY, IOWA
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 13 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:

Signature

Thomas H. Gelman, Manager G Fam Properties LLC
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
G FAM PROPERTIES, LLC	1010318001	202 N LINN ST UNIT 101	\$709,310
G FAM PROPERTIES, LLC	1010318002	202 N LINN ST UNIT 102	\$304,970

FILED
2025 SEP 12 PM 4:01
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 16 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

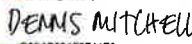
 E0E1F22742794DD...742794DD
 Signature
 steve long
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
ICBUR, LLC	1015212004	619 S DUBUQUE ST	\$462,420

FILED
 2025 SEP 12 PM 4:01
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 22nd day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

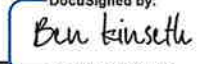
DocuSigned by:

D068D8BA78744E8
Signature V.P. for MidWestOne Bank, Trustee
 DENNIS MITCHELL
 Printed Name DENNIS MITCHELL

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
HAYWOOD B BELLE FAMILY TRUST	1010311038	17 S DUBUQUE ST	\$760,340
HAYWOOD B BELLE FAMILY TRUST	1010311018	20 S CLINTON ST	\$683,600
HAYWOOD B BELLE FAMILY TRUST	1010311017	18 S CLINTON ST	\$637,080

FILED
 2025 SEP 12 PM 4:01
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 14 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 7A58376F2D94440...
 Signature
 Ben Kinseth
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
IOWA CITY HOTEL ASSOCIATES, LLC	1010384012	328 S CLINTON ST	\$16,559,610

2025 SEP 12 PM 4:01
 CITY CLERK
 IOWA CITY, IOWA
 LED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 22nd day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:
DENNIS MITCHELL
D9B8D89A76744E6...
Signature V.P. for MidWestOne Bank, Executor

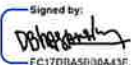
DENNIS MITCHELL
Printed Name V.P. for MidWestOne Bank, Executor

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
KOZA, JOHN S	1010378028	111 S DUBUQUE ST	\$1,357,000

FILED
2025 SEP 12 PM 4:01
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 16 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:

FC17DBA5B00A43F...
Signature

Diego Lasansky

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
LASANSKY CORPORATION	1010312017	216 E WASHINGTON ST	\$1,113,230

FILED

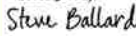
2025 SEP 12 PM 4:01

CITY CLERK

IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 12th day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 3235EB12FC6248E
 Signature
 Steve Ballard
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
LEFF LEFF HAUPERT & TRAW BUILDING PARTNERSHIP	1010381002	222 S LINN ST	\$1,132,740

FILED
 2025 SEP 12 PM 4:01
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 22nd day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

D988085A78744EB..
Signature V.P. for MidWestOne Bank, Trustee

DENNIS MITCHELL
Printed Name V.P. for MidWestOne Bank, Trustee

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
MIDWESTONE BANK, TRUSTEE	1010311034	132 E WASHINGTON ST	\$775,790
MIDWESTONE BANK, TRUSTEE	1010311032	128 E WASHINGTON ST	\$644,820
MIDWESTONE BANK, TRUSTEE	1010311033	130 E WASHINGTON ST	\$643,030

2025 SEP 12 PM 4:02
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 12 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:

 Signature

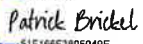
Tyler Nagle
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
NAGLE LIMITED PARTNERSHIP	1015207003	522 S CLINTON ST	\$2,650,310
NAGLE LIMITED PARTNERSHIP	1015207002	516 S CLINTON ST	\$471,340
NAGLE LIMITED PARTNERSHIP	1015207001	508 S CLINTON ST	\$520,280

FILED
 2025 SEP 12 PM 4:02
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 20th day of 2025, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:

 Signature
 Patrick Brickel
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
NEW PIONEER'S COOP SOCIETY	1010440009	22 S LINN ST	\$994,980
NEW PIONEER'S COOP SOCIETY	1010438015	22 S VAN BUREN ST	\$1,039,420
NEW PIONEER'S COOP SOCIETY	1010438005	523 E IOWA AVE	\$308,650

2025 SEP 12 PM 4:02
 CITY CLERK
 IOWA CITY, IOWA
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 21 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:
Kevin Monson
EAF25C08E060435

Signature

Kevin Monson

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
OLD CAPITOL VIEW LLC	1010378008	119 E WASHINGTON ST	\$838,110
OLD CAPITOL VIEW LLC	1010378007	121 E WASHINGTON ST	\$787,190
OLD CAPITOL VIEW LLC	1010378006	123 E WASHINGTON ST	\$742,660

FILED
2025 SEP 12 PM 4:02
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 21 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:
Kevin Monson
EAF25C89E000435
Signature

Kevin Monson
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
OLD YOUNKERS BUILDING LLC	1010378009	115 E WASHINGTON ST	\$2,401,290
OLD YOUNKERS BUILDING LLC	1010378011	111 E WASHINGTON ST	\$1,457,280
OLD YOUNKERS BUILDING LLC	1010378010	113 E WASHINGTON ST	\$1,183,280

2025 SEP 12 PM 4:02
CITY CLERK
IOWA CITY, IOWA
FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 3 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 89DC3ABBCBF34C2...
 Signature

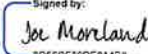
John Engelbrecht
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
PUBLIC SPACE ONE INC	1010164002	225 N GILBERT ST	\$212,720
PUBLIC SPACE ONE INC	1010164001	229 N GILBERT ST	\$252,890
PUBLIC SPACE ONE INC	1015133016	538 S GILBERT ST	\$1,029,100

FILED
 2025 SEP 12 PM 4:02
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 19 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:

 Signature
 Joe Moreland
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
120 EAST WASHINGTON STREET LLP	1010311029	120 E WASHINGTON ST	\$2,276,550

2025 SEP 12 PM 4:02
 CITY CLERK
 IOWA CITY, IOWA
 FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 29th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 FE6D7C5B3CD2442

Signature

Brian Flynn

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
ONE TEN PROPERTIES, LLC	1010378021	110 E COLLEGE ST	\$734,870

FILED
 2025 SEP 12 PM 4:02
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 9963D4C8262A43E...


Betsy Rippentrop
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
RIPPENTROP PROPERTIES, LLC	1010390138	221 E COLLEGE ST UNIT 213A	\$314,520

FILED
 2025 SEP 12 PM 4:02
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 14th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

Signed by:

4FT00E2316BD452
Signature

Thomas
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
MERCI LLC	1010288015	215 N LINN ST	\$430,750

FILED
CITY CLERK
IOWA CITY, IOWA
2025 SEP 12 PM 4:02

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 9th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 8086A4D7C1814BF...
 Signature


David Barker
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BARKER FAMILY PARTNERSHIP	1010307001	117 N LINN ST	\$4,915,050

FILED
 2025 SEP 12 PM 4:02
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 31 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 E5CFAS1028AE4C2...
 Signature
 Jodie Connolly
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
JODI CONNOLLY SALON, INC	1010397001	110 S DUBUQUE ST UNIT 101	\$306,050
JODI CONNOLLY SALON, INC	1010397001	110 S DUBUQUE ST UNIT 111	\$298,660

FILED
 2025 SEP 12 PM 4:02
 CITY CLERK
 IOWA CITY IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 24 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 5500C9A42E3C42F
 Signature

Gerry Ambrose
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
AMBROSE, GERRY	1010386005	125 S DUBUQUE ST UNIT 5	\$2,321,040

FILED
 2025 SEP 12 PM 4:02
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 16 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

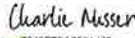
Rod Lehnertz
Printed Name
Sen. VP U of I

Name or Legal Name of Corporation/ Company	District/Parcel Number (PPN)	Property Address	Assessed Value
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010165001	500 E MARKET ST	\$112,911,250
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010431001	540 E JEFFERSON ST	\$14,076,570
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010426002	209 N DODGE ST	\$2,281,440
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010392004	201 S Clinton ST unit 100D	\$1,148,860
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010306005	124 N Clinton St	\$770,880
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010306004	128 N Clinton St	\$676,080
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010306006	120 N Clinton St	\$419,770
IOWA BOARD OF REGENTS FOR THE U/B/O UNIVERSITY OF IOWA	1010165006	230 N Gilbert St.	\$479,150

2025 SEP 12 PM 4:02
FILED
CLERK
CITY OF IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 10 day of july, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 7248E7B6C2B1450
 Signature

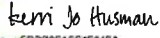
Charlie Nusser
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
NUSSOYD BUILDING COMPANY, LLP	1010378029	109 E WASHINGTON ST	\$586,840

FILED
 2025 SEP 12 PM 4:02
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 14 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

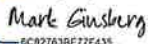
Signed by:

 Signature
 Kerri Jo Husman
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
HEALING HOLDINGS, LLC	1010390136	221 E COLLEGE ST UNIT 211	\$769,970
HEALING HOLDINGS, LLC	1010390139	221 E COLLEGE ST UNIT 213B	\$181,980

FILED
 2025 SEP 12 PM 4:02
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 19 day of June, 2025, and declare that this signature shall be considered my signature on said Petition.

DocuSigned by:

 6C827638E77F435
 Signature

Mark Ginsberg
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
M C GINSBERG PROPERTY MANAGEMENT, LLC	1010311026	112 E WASHINGTON ST	\$851,180
M C GINSBERG PROPERTY MANAGEMENT, LLC	1010311025	110 E WASHINGTON ST	\$686,980

FILED
 2025 SEP 12 PM 4:02
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this ^{10th} _____ day of September, 2025, and declare that this signature shall be considered my signature on said Petition.

Docusigned by:

3000CC0D758D431
 Signature

Randy Miller
 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
ROGUE INVESTMENTS, LLC	1015209005	310 E PRENTISS ST	\$728,160
ROGUE INVESTMENTS, LLC	1015218001	320 E PRENTISS ST	\$315,310

FILED
 2025 SEP 12 PM 4:03
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
700-900, LLC	1015130001	402 S GILBERT ST	\$7,998,700

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

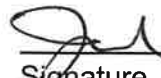
JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
600, LLC	1015134002	601 S GILBERT ST	\$2,874,020

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1500, LLC	1010383002	201 E BURLINGTON ST	\$5,066,990

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1400, LLC	1015202006	400 S DUBUQUE ST	\$3,078,090

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
100-500, LLC	1010356001	12 E COURT ST	\$14,116,260

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature


JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1000 LLC	1010461005	320 S GILBERT ST	\$2,441,870

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1200, LLC	1010461004	302 S GILBERT ST	\$2,722,960

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1100 LLC	1010461003	308 S GILBERT ST	\$3,148,400

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
UNIVERSITY HOUSES LLC	1010308005	318 E JEFFERSON ST	\$613,660

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

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Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
XJ-13 LLC	1015211008	215 E PRENTISS ST	\$297,670

2025 SEP 12 PM 4:03
CLERK
IOWA CITY, IOWA
FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
XP LLC	1010459005	340 E BURLINGTON ST	\$2,040,410

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
25 W BURLINGTON, LLC	1010356009	25 W BURLINGTON ST	\$1,169,550

2025 SEP 12 PM 1:03
CITY CLERK
IOWA CITY, IOWA
FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

JEFF CLARK

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
XJ-7 LLC	1010438008	507 E IOWA AVE	\$326,670

2025 SEP 12 PM 4:03
JEFF CLARK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
IA, LLC	1010376002	102 S LINN ST	\$4,349,260

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

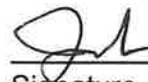
JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
XH LLC	1015208001	509 S LINN ST	\$757,990

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

JEFF CLARK

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
223-5 EAST WASHINGTON STREET, LLC	1010377003	223 E WASHINGTON ST	\$2,372,550

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

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Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
QQ LLC	1010312006	213 E IOWA AVE	\$943,790

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2800-1 LLC	1015145003	505 S GILBERT ST	\$266,080
2800-1 LLC	1015145005	509 S GILBERT ST	\$247,295
2800-1 LLC	1015145001	501 S GILBERT ST	\$213,825
2800-1 LLC	1015145004	507 S GILBERT ST	\$139,629
2800-1 LLC	1015145002	503 S GILBERT ST	\$81,806

FILED
2025 SEP 12 PM 4:03
CITY CLERK
IOWA CITY, IOWA

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Signature

JEFF CLARK

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2900 LLC	1010441001	324 E WASHINGTON ST	\$326,340
2900 LLC	1010441002	326 E WASHINGTON ST	\$185,740

FILED
2025 SEP 2 PM 4:04
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2600, LLC	1010394002	376 S CLINTON ST	\$488,788
2600, LLC	1010394003	130 E COURT ST	\$405,602
2600, LLC	1010394001	356 S CLINTON ST	\$257,936

FILED
2025 SEP 12 PM 4:04
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

JEFF CLARK
Printed Name


Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2500, LLC	1010393001	60 E COURT ST	\$499,700
2500, LLC	1010393002	375 S CLINTON ST	\$447,630
2500, LLC	1010393003	355 S CLINTON ST	\$304,070

2025 SEP 12 PM 4:04
CLERK
OWA CITY, IOWA

FILED

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Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2400, LLC	1010316003	160 N LINN ST	\$536,930
2400, LLC	1010316001	301 E MARKET ST	\$536,770
2400, LLC	1010316002	140 N LINN ST	\$215,710

2025 SEP 12 PM 4:04
CITY CLERK
IOWA CITY, IOWA
LED

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Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1900, LLC	1010314004	219 E IOWA AVE UNIT 4	\$259,780
1900, LLC	1010314002	219 E IOWA AVE UNIT 2	\$230,540
1900, LLC	1010314003	217 E IOWA AVE UNIT 3	\$229,040
1900, LLC	1010314001	219 E IOWA AVE UNIT 1	\$217,180
1900, LLC	1010314007	223 E IOWA AVE UNIT 7	\$208,520
1900, LLC	1010314006	223 E IOWA AVE UNIT 6	\$178,900
1900, LLC	1010314005	217 E IOWA AVE UNIT 5	\$158,360

FILED
2025 SEP 12 PM 4:04
CITY CLERK
IOWA CITY, IOWA

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Signature

JEFF CLARK

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BOULDER LLC	1010398004	227 S DUBUQUE ST	\$550,910
BOULDER LLC	1010398003	184 E BURLINGTON ST	\$432,770
BOULDER LLC	1010398002	182 E BURLINGTON ST	\$397,210
BOULDER LLC	1010398001	180 E BURLINGTON ST	\$382,750

LED
2025 SEP 12 PM 4:04
CITY CLERK
IOWA CITY, IOWA

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Signature

JEFF CLARK
Printed Name

2025 SEP 12 PM 4:05
CITY CLERK
IOWA CITY, IOWA
FILED

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
CENTER CITY LLC	1010465048	355B S GILBERT ST	\$248,750
CENTER CITY LLC	1010465024	327B S GILBERT ST	\$234,820
CENTER CITY LLC	1010465046	347B S GILBERT ST	\$226,530
CENTER CITY LLC	1010465026	335B S GILBERT ST	\$218,130
CENTER CITY LLC	1010465004	315B S GILBERT ST	\$197,600
CENTER CITY LLC	1010465045	347A S GILBERT ST	\$188,620
CENTER CITY LLC	1010465023	327A S GILBERT ST	\$187,530
CENTER CITY LLC	1010465025	335A S GILBERT ST	\$182,380
CENTER CITY LLC	1010465003	315A S GILBERT ST	\$173,990
CENTER CITY LLC	1010465047	355A S GILBERT ST	\$144,540

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

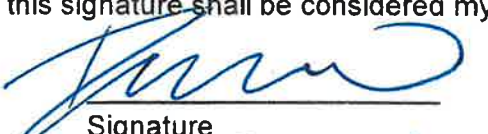
JEFF CLARK
Printed Name


Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
ICF, LLC	1015142004	425 S GILBERT ST	\$420,510
ICF, LLC	1015142003	441-B S GILBERT ST	\$367,390
ICF, LLC	1015142002	441-A S GILBERT ST	\$314,680
ICF, LLC	1015142001	457 S GILBERT ST	\$310,910

FILED
2025 SEP 12 PM 4:04
CITY CLERK
IOWA CITY, IOWA

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I have hereunto set my signature this 08 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.


 Signature
Diane Brownlee
 Printed Name



 Signature
Lynette L. Marshall
 Printed Name

Name or Legal Name of Corporation Company	Dissect Parcel Number (PDN)	Property Address	Assessed Value
UNIVERSITY OF IOWA FACILITIES CORPORATION	1010392006	200 S CAPITOL ST	\$10,585,410
UNIVERSITY OF IOWA FACILITIES CORPORATION	1010392003	201 S CLINTON ST UNIT 100C	\$8,471,530
UNIVERSITY OF IOWA FACILITIES CORPORATION	1010392001	201 S CLINTON ST UNIT 100A	\$1,748,650
UNIVERSITY OF IOWA FACILITIES CORPORATION	1010378001	129 E WASHINGTON ST	\$1,503,830
UNIVERSITY OF IOWA FACILITIES CORPORATION	1010378002	109 S DUBUQUE ST	\$350,640

FILED
 2025 SEP 12 PM 4:04
 CITY CLERK
 IOWA CITY, IOWA

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I have hereunto set my signature this 12 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.

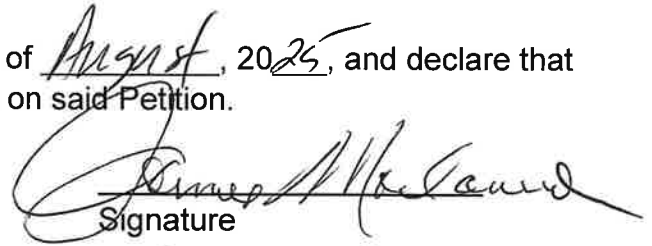

Signature
JAMES MONDANARO
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
MONDANARO, JAMES A	1010378023	114 E COLLEGE ST	\$1,809,840
MONDANARO, JAMES A	1010378022	112 E COLLEGE ST	\$966,890
MONDANARO, JAMES A	1010389002	212 S CLINTON ST UNIT 101	\$966,590
MONDANARO, JAMES A	1010311005	11 S DUBUQUE ST	\$795,320
MONDANARO, JAMES A	1010389001	212 S CLINTON ST UNIT L01	\$335,650

FILED
2025 SEP 12 PM 4:04
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

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Signature

JAMES MONDANARO
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BREAD GARDEN REAL ESTATE, LLC	1010390131	225 S LINN ST	\$1,936,920
BREAD GARDEN REAL ESTATE, LLC	1010390132	221 E COLLEGE ST UNIT 102	\$240,440

FILED
2025 SEP 12 PM 1:04
CITY CLERK
IOWA CITY, IOWA

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I have hereunto set my signature this 15th day of August, 2025, and declare that this signature shall be considered my signature on said Petition.



Signature

Thomas Kaul

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
Northside Commons	4010295013	281 N Union St.	\$990,030

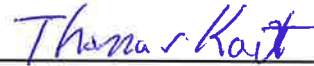
FILED
2025 SEP 12 PM 4:04
CITY CLERK
IOWA CITY, IOWA

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Signature



Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
Angela Placette	1010444002	108 Gilbert St.	906,050

2025 SEP 12 PM 4:04
CITY CLERK
IOWA CITY, IOWA
FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 12 day of August, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

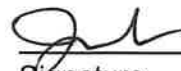
James Mondanaro
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
NOVOTNY, LELAND TR	1010380013	224 S CLINTON ST	\$1,412,330

FILED
2025 SEP 12 PM 4:04
CITY CLERK
IOWA CITY IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

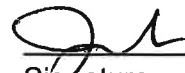
JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
CARN 1800 LLC	1010388006	309 E COLLEGE ST UNIT 1	\$245,170

FILED
2025 SEP 12 PM 1:04
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
BLACKHAWK APARTMENTS, LC	1015201001	319 E COURT ST	\$6,624,400

FILED
2025 SEP 12 PM 4:04
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature


JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
QG-1 LLC	1010459002	320 E BURLINGTON ST	\$1,791,850

FILED
2025 SEP 12 PM 4:04
CITY CLERK
IOWA CITY IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2000-2200 LLC	1010465002	307B S GILBERT ST	\$261,640
2000-2200 LLC	1010465001	307A S GILBERT ST	\$218,370

FILED
CITY CLERK
IOWA CITY, IOWA
2025 SEP 12 PM 4:04

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
1600-1700, LLC	1010459001	325 E COLLEGE ST	\$11,749,220

FILED
2025 SEP 12 PM 4:04
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
CC-1 LLC	1010452001	325 E WASHINGTON ST	\$1,357,000

FILED
2025 SEP 12 PM 4:05
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
JG IC, LLC	1010430006	405 E MARKET ST	\$2,532,930

FILED
2025 SEP 12 PM 4:05
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.



 Signature

JEFF CLARK

 Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
DAV-1, LLC	1010436005	332 E WASHINGTON ST	\$1,219,800

FILED
 2025 SEP 12 PM 4:05
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
QI-QJ LLC	1010434002	505 E JEFFERSON ST	\$4,743,680

FILED
2025 SEP 12 PM 4:05
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.



Signature

JEFF CLARK

Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
517 S LINN LC	1015208017	517 S LINN ST	\$3,211,400

FILED
2025 SEP 12 PM 4:05
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
O-1 LLC	1015209001	500 S LINN ST	\$1,790,770

2025 SEP 12 PM 4:05
CITY CLERK
IOWA CITY, IOWA
FILED

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
2700, LLC	1010466001	219 S GILBERT ST	\$179,570
2700, LLC	1010466002	221 S GILBERT ST	\$169,570
2700, LLC	1010466003	223 S GILBERT ST	\$169,570

FILED
2025 SEP 12 PM 4:05
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 17 day of July, 2025, and declare that this signature shall be considered my signature on said Petition.



Signature



Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
MIDWESTONE BANK	1015206007	500 S CLINTON ST	\$15,318,870
MIDWESTONE BANK	1010378015	102 S CLINTON ST	\$6,396,440
MIDWESTONE BANK	1010378016	104 S CLINTON ST	\$4,664,580
MIDWESTONE BANK	1010378014	107 E WASHINGTON ST	\$637,160

FILED
 2025 SEP 12 PM 4:05
 CITY CLERK
 IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 15th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.

Jeet Kaur Saini
Signature

JEET KAUR SAINI
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
OM, INC	1010311004	9 S DUBUQUE ST	\$592,530

FILED
2025 SEP 12 PM 4:05
CITY CLERK
IOWA CITY, IOWA

I am the named owner or an officer of the Corporation, Company or Companies listed below that is the named owner of the property and parcel listed, and, by virtue of the authority delegated to me by the Board of Directors, Partners, Managers, or other governing, operational, or organizational documents, I am authorized to execute the Petition to continue to establish the Self-Supported Municipal Improvement District (SSMID) described herein pursuant to Chapter 386 of the Code of Iowa under the name of the Iowa City Downtown Self-Supported Municipal Improvement District and modify its operating terms for and on behalf of the Corporation, Company or Companies and to affix the seal, if any of the organizations thereto.

I have hereunto set my signature this 11th day of July, 2025, and declare that this signature shall be considered my signature on said Petition.


Signature

JEFF CLARK
Printed Name

Name or Legal Name of Corporation/ Company	District Parcel Number (PPN):	Property Address:	Assessed Value:
D-1, LLC	1015202004	414 S DUBUQUE ST	\$1,399,700

FILED
2025 SEP 12 PM 4:05
CITY CLERK
IOWA CITY, IOWA

PETITION

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

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

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

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

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

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

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

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

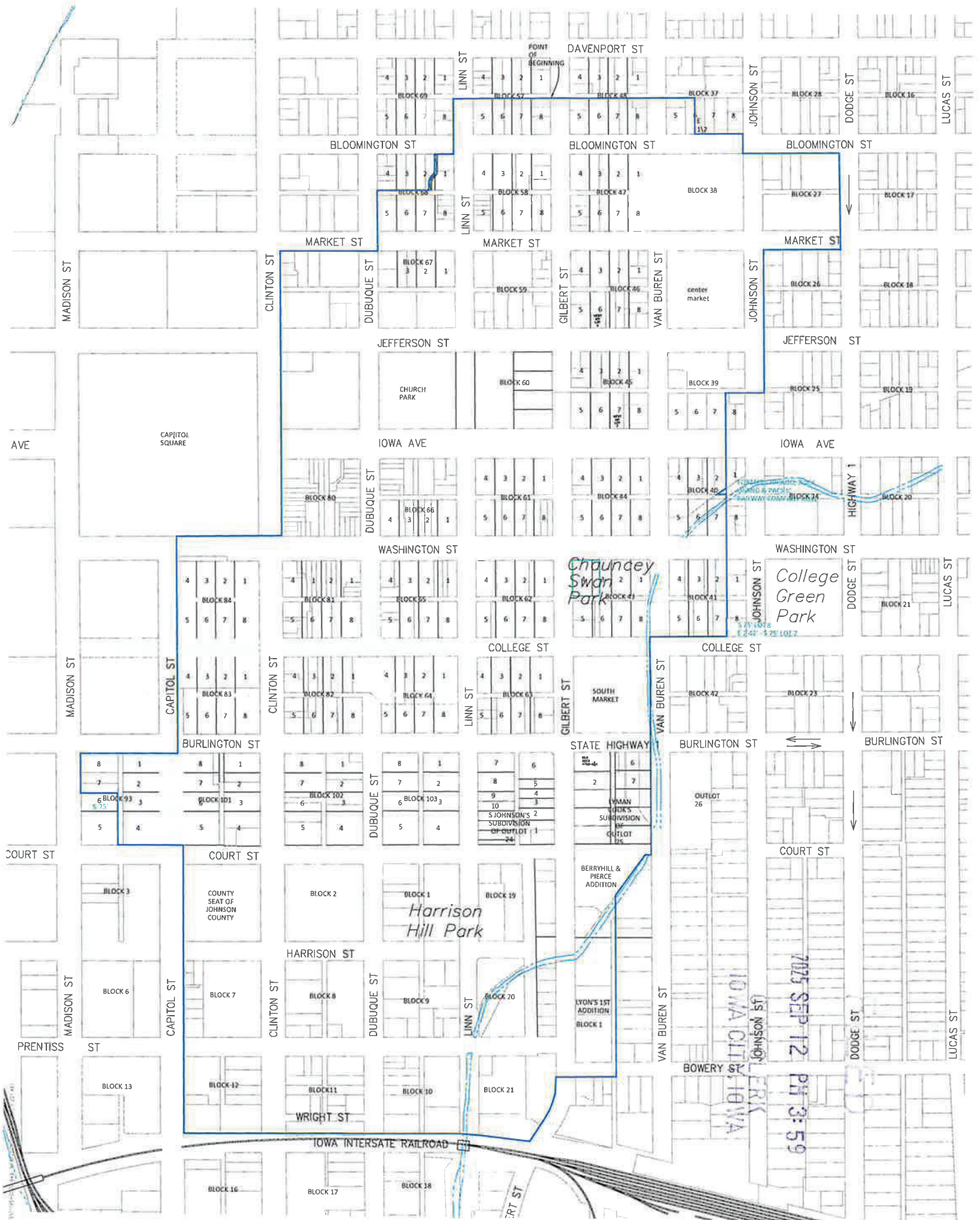
bylaws and organizational documents that are in compliance with state and federal law. There shall be an Advisory Board for the District and the Advisory Board shall report, as required, to the City Council of Iowa City as requested, and no less than annually for budgetary approval.

- 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 16 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

**MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 15, 2025 – 6:00 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL**

PRELIMINARY

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

MEMBERS ABSENT: Kaleb Beining, Scott Quellhorst

STAFF PRESENT: Sue Dulek, Anne Russett, Rachel Kilburg Varley

OTHERS PRESENT: Betsy Potter

RECOMMENDATIONS TO COUNCIL:

By a vote of 5-0 the Commission recommends that the District petition be approved and the draft Evaluated Report attached be forwarded to the City Council for their consideration.

CALL TO ORDER:

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

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

None.

CONSIDER A RECOMMENDATION ON THE PROPOSED RENEWAL AND EXPANSION OF THE SELF- SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT FOR DOWNTOWN IOWA CITY:

Kilburg Varley introduced herself as the Economic Development Coordinator for the city of Iowa City and is presenting today the petition for renewal and expansion that the Iowa City Downtown Self-Supported Municipal Improvement District (SSMID) submitted. The Planning and Zoning Commission's role in this process was included in the agenda packet and Kilburg Varley also attached a draft evaluative report, which is what the State code asked that the Planning and Zoning Commission provide, if they're so inclined.

Kilburg Varley first gave an overview of what a SSMID (Self-Supported Municipal Improvement District) is. It is essentially a self-imposed taxing district where property owners within that district, if they so choose, sign a petition, and if there's enough of them, they agree to impose an additional tax beyond their standard property tax upon themselves, and that tax revenue provides additional funding to be used within the district for additional or expanded or enhanced types of services, projects and programs that's above and beyond what the municipality provides. SSMIDs are authorized by Iowa Code Chapter 386, a copy of that code was included in the agenda packet. Kilburg Varley reiterated a quick overview of the process. Property owners sign petition forms to either form or renew a district, and that petition must be signed by at least 25% of property owners representing 25% of the total assessed value. If that is all valid, then City Council would establish the district by ordinance, with three readings at the City Council level, and then that SSMID levy is collected and used to help fund those district improvements and projects. Iowa City currently has two Self-Supported Municipal Improvement Districts within Iowa City limits, the South of Six SSMID that came before this Commission a few years ago and the Iowa City Downtown District SSMID which has been in existence for nearly 15 years, first

established in 2011 and then in 2015 the boundaries were expanded and the district was renewed for 10 years, which is the current authorization that they're under, and that expires June 30, 2026. Kilburg Varley noted under the current SSMID authorization the first five years levied a \$2 per \$1,000 of taxable value as a SSMID tax on the properties within the district and then for the last five years that increased to \$2.50 per \$1,000 of taxable value.

Kilburg Varley stated the Iowa City Downtown SSMID is managed by the Iowa City Downtown District and is a 501(c)6 organization and is who executes the SSMID financing mechanism. Again, the Planning and Zoning Commission's role in the process for either creating or renewing a SSMID is laid out in Iowa Code Chapter 386 and the first step is for those property owners to decide if they want to sign and submit the petition to the City declaring that they want a renewal of the SSMID. The City received the petition for the renewal from the Downtown District on September 15, 2025. Staff then had to verify that the petition contains the required signatures of 25% threshold of property owners and assessed value. Staff performed that review and verified that they met those thresholds. Staff then notified City Council at the October 7 meeting and City Council has forwarded the petition to Planning and Zoning. State Code states Planning and Zoning needs to review the petition on the merit and feasibility of the project and prepare an evaluative report on the proposed district. If Planning and Zoning chooses to approve and forward this evaluative report, then the next steps would be for City Council to set a public hearing and post the public notice for that per the standard process, they would also need to mail a copy by certified mail to all the affected property owners, after the public hearing is held within the required timelines then City Council can then consider adopting an ordinance which reestablishes this SSMID.

Kilburg Varley shared a map of the district outlining the current district boundaries and the expanded proposed boundaries. The proposed expansion is in the Northside Marketplace area and then to also extend the district down to the railroad tracks. Kilburg Varley stated all the properties within the district are zoned for commercial, mixed-use or multi-residential and State Code requires that it be commercial properties. The petition proposes to extend the current SSMID for another 10 years, July 1, 2026, through June 30, 2036, and for the first seven years of that extension the SSMID levy rate would remain what it is right now, \$2.50 per \$1,000 of assessed value and then for the final three years the district would have the option, with their board's approval, to increase to \$2.75 per \$1,000 of assessed value. Kilburg Varley explained these revenues would be used to help support their operations which includes business support services, marketing and advertising programming, special events like festivals and different activities, physical improvements, enhanced cleaning, lighting, public art, landscaping, seasonal decorations, etc., and staff, including an executive director, to help them implement their work.

Kilburg Varley reiterated the State Code requires Planning and Zoning to consider the petition and prepare an evaluative report on the merit and feasibility of the proposal. In the spirit of that law, staff reviewed the petition and in the agenda packet outlined the different points for the Commission's consideration which staff believes support the petition. Kilburg Varley then reviewed the criteria, first, the property in the district does meet all the criteria in the State Code, it has contiguous boundaries, its commercial property, and it's located within City limits of which it meets all those criteria. Second, it did meet that threshold of the 25% of property owners and assessed value. Third, it met the requirement of the code of what that petition all needs to include, defining a name, a duration, what the boundaries are. Fourth that the levy rate, the purposes, and the projects proposed for the use the levy revenue are valid. Fifth, staff finds that

the purpose of the district is adequately described. Sixth, staff doesn't believe that this proposal conflicts with any existing City codes, plans or policies. In fact, staff asserts it supports several including the Comprehensive Plan, the Downtown and Riverfront Crossings Master Plan and the City Council Strategic Plan. Seven, that the estimated SSMID levy revenue under this expansion would be sufficient to carry out the goals and uses identified in the petition and staff finds that with approximately \$1,000,000 it is sufficient and therefore meets the requirements of the State Code. Eighth, that the activities that the district proposing to use the SSMID levy are all in line with state and local laws, plans and policies. Staff finds that the proposal is reasonably calculated to meet their objectives.

Staff recommends that Planning and Zoning recommend the petition for approval and forward the draft evaluative report to City Council for their consideration. If Planning and Zoning choose to do that, next steps are City Council will set a public hearing, post and mail the notice, and then consider an ordinance to approve the extension. Following that, the City would need to approve a separate operating agreement with the Downtown District.

Townsend asked what effect it would have if the proposal was not approved. Kilburg Varley stated that the Downtown District is a separate 501(c)6 organization, so in theory it could continue, however it would not have much of a funding mechanism. The SSMID levy collected accounts for about half of their annual revenue so if this extension of the downtown SSMID is not approved, then they would lose the most reliable and significant source of revenue that they have to carry out their activities.

Betsy Potter (Executive Director, Downtown District) stated currently about a third of the overall budget it from the SSMID, it changes a little bit with the expanded boundaries. Another third comes from events revenue that they make up from different ticketing and sponsorships and the final third of the budget comes from support from the city of Iowa City's contribution towards the block by block ambassador services, the University of Iowa contribution that they provide annually, and then any other partnerships or programming sponsorships overall.

Miller noted since it has to be commercial property does that mean if there is residential within the boundary it just doesn't get taxed. Kilburg Varley verified that was correct.

Potter stated the big catalyst to the larger expansion is that they feel like they've had a big impact on downtown over the last 13 years but that the expanded boundaries, over towards the new UIHC campus (former Mercy Hospital) and then south of Burlington are opportunity areas for their organization and for the City overall.

Wade asked what's the vision for the expanded boundaries and what would they contribute to the neighborhood. Potter replied first they would communicate with the property owners and businesses to understand what they want to see in those areas, but overall they're just hoping to expand services to those areas. For example, right now they end the ambassador services at Encounter Café and there's a big opportunity for Gilbert Street and beyond to expand those services. Potter noted all of their grant programs, events, marketing, they don't do outside of their existing boundaries so this expansion would be an opportunity to include a number of businesses that have wanted to be included for a long time into the organization. This allows additional businesses that want to participate to be part of the organization.

Miller moved to recommend that the District petition be approved and the draft Evaluated Report attached be forwarded to the City Council for their consideration. Davies seconded the motion.

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

Davies thinks it's definitely worthy of merit, it is a great program and it's done a lot of good for the community as a whole. The downtown really serves as an anchor and a hub culturally. He did want to mention the University being such a large property holder and not paying property tax, being aware of their contribution and making sure it's proportional as the boundaries expand that the burden doesn't fall unduly on the private property holders, he'd hope that the University contribution would increase proportionally.

CONSIDERATION OF MEETING MINUTES: AUGUST 27 2025:

Wade moved to approve the meeting minutes from August 27, 2025. Miller seconded the motion, a vote was taken and the motion passed 5-0.

CONSIDERATION OF MEETING MINUTES: SEPTEMBER 3 2025:

Wade moved to approve the meeting minutes from September 3, 2025. Davies seconded the motion, a vote was taken and the motion passed 4-1 (Miller abstained due to absence).

PLANNING AND ZONING INFORMATION:

Russett reminded the Commission that there's the joint City Council/Planning and Zoning Commission work session next Tuesday at 4:00 to get an update on the Comprehensive Plan engagement that the consultant has been conducting over the past six months or so.

Miller asked if there is an agenda or anything the Commission needs to prepare. Russett replied no, it's an opportunity for the consultant to share the input that they've received from multiple different activities over the course of several months. There was the website, they held meetings, attended pop up events like Party in the Parks and National Night Out, held focus groups and stakeholder interviews, and this is an opportunity for them to share what they heard through those processes.

Dulek noted the Planning and Zoning chair has resigned, effective December 1, he's moving, so if anyone know anybody who wants to apply to be on Planning and Zoning let either her or Russett know and they can find out the deadline, it'll probably be somewhere mid-November to submit the application.

ADJOURNMENT:

Elliott moved to adjourn, Townsend seconded and the motion passed 5-0.

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

	6/26	9/4	9/18	11/20	12/4	2/19	3/5	5/7	6/4	6/18	7/2	7/16	8/6	8/27	9/3	10/15
BEINING, KALEB	---	---	---	---	---	---	---	---	---	---	X	O	X	X	O	O
DAVIES, JAMES	---	---	---	---	---	---	---	---	---	---	X	X	X	X	X	X
CRAIG, SUSAN	X	X	X	X	X	X	X	X	X	X	---	---	---	---	---	---
ELLIOTT, MAGGIE	O/E	X	X	O/E	X	X	X	X	X	X	X	O/E	X	X	O/E	X
HENSCH, MIKE	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	X
QUELLHORST, SCOTT	X	X	X	O/E	X	X	X	X	X	X	X	X	X	O/E	X	O/E
TOWNSEND, BILLIE	X	X	X	O/E	X	X	X	X	X	X	X	X	X	X	X	X
WADE, CHAD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

KEY:

X = Present

O = Absent

O/E = Absent/Excused

--- = Not a Member



CITY OF IOWA CITY MEMORANDUM

To: City Council
From: Maggie Elliott, Vice-Chair, Planning & Zoning Commission
Date: October 15, 2025
Re: Evaluative Report on a Proposed Iowa City Downtown Self-Supported Municipal Improvement District (SSMID)

The City has received, and City Council has forwarded for our review, a petition by property owners for a proposed renewed and expanded Downtown Iowa City Self-Supported Municipal Improvement District (SSMID) district. The petition requests the renewal and expansion of the existing Iowa City Downtown SSMID.

Iowa Code states that the SSMID petition must be signed by at least 25% of the property owners and representing at least 25% of the assessed value of the proposed district. Staff verified the petition filed on September 12, 2025 meets these two thresholds and notified City Council of the receipt of the petition.

Next, Iowa Code requires the Planning & Zoning Commission to review the petition for its merit and feasibility and make an evaluative report to the City Council. After the review at its meeting on October 15, 2025, the Planning & Zoning Commission recommended approval and forwarding this review to the City Council for their further consideration of the Downtown Iowa City SSMID.

The following is a review and our determination of the proposed Downtown Iowa City SSMID's merit and feasibility.

1. Whether the property in the proposed district meets all the criteria established in Section 386.3(1):
 - *The Iowa City Downtown SSMID (also herein referred to as the "District") petition appears to meet the minimum requirements of Iowa Code Section 386.3(1), which states that a district shall: a) "[b]e comprised of contiguous property... zoned for commercial or industrial uses" and be "located wholly within the boundaries of the city, b) [b]e given a descriptive name containing the words 'self-supporting municipal improvement district', and c) be comprised of property related in some manner...."*
 - *The District is comprised of contiguous property zoned for commercial use and is within the boundaries of the City of Iowa City. The petition states that the District is entitled "Iowa City Downtown Self-Supported Municipal Improvement District." Finally, the property within the District is related in that it is physically located in Iowa City, is contiguous, and serves as a commercial hub for the community.*

2. Whether the petition submitted is sufficiently clear and contains the requisite number of signatures from property owners representing the necessary assessed value of all the taxable property within the proposed district:
 - *The District petition provides detailed explanations of the proposed operations of the SSMID and the requirements of SSMID property owners.*
 - *Staff has reviewed the petition and verified the signatures of at least twenty-five percent of all the owners of property within the proposed district have signed the petition, and that these signatures together represent ownership of property with an assessed value of at least twenty-five percent of the assessed value of all of the property in the proposed district per Iowa Code Section 386.3(2)(a).*
3. Whether the petition sufficiently describes the boundaries of the district or provides a consolidated description of the property contained therein:
 - *The petition provides a legal description of the boundaries of the District, and a map indicating the parcels of land included within the District per Iowa Code Section 386.3(2)(b).*
4. Whether a maximum rate of tax that may be imposed upon the property within the district and the purposes for which it may be levied are set forth:
 - *The District petition establishes a maximum tax rate of \$2.50 per \$1,000 of assessed value for the first seven years of the authorization, and a maximum tax rate of \$2.75 per \$1,000 of assessed value for the remaining three years. This meets the requirement of Iowa Code Section 386.3(2)(d). The petition states the purpose of the tax is to provide new, additional or enhanced services within the District.*
5. Whether the purpose of the district is adequately described, as well as any improvements or other project activities that may be the subject of the petition:
 - *As stated in Item 4 on Page 2, the petition states that the purpose of the District is to provide for new, additional or enhanced services within the District. In particular, the petition details how revenues collected for the District Operating Fund may be used in support of the provision of services, physical or capital improvements, and hiring of an Executive Director and staff.*
6. Whether the proposed district or improvements would conflict in any way with any existing laws, plans or City policies, including comprehensive plans, zoning ordinances, local or regional development plans or programs, local, state or federal laws or regulations or other established special districts:
 - *The operations, services, and improvements that can occur under the proposed District do not appear to conflict with any existing laws, plans or policies.*

- *The District overlaps with the City-University Urban Renewal Area. Under previous authorizations and as proposed for renewal, the SSMID petition does not conflict with the goals or purposes of this Urban Renewal Area. The petition outlines how tax revenue captured by TIF shall be reimbursed back to the Proposed District.*
7. Whether the taxes proposed, if any, will be sufficient to pay the anticipated costs or other expenses.
- *The revenue generated from the proposed SSMID would be approximately \$1,00,000 per year. This amount would be sufficient to adequately staff the organization, and to cover costs associated with marketing, projects, programs, services, and improvements in the District.*
8. Whether the formation of the district is consistent with or in furtherance of other identifiable City policies or goals:
- *One of the principal goals of the Comprehensive Plan is to foster an environment in the Downtown area that is attractive to new employers, is pedestrian-oriented, and has strong cultural, commercial, and residential character.*
 - *The Downtown and Riverfront Crossings Master Plan clearly outlines a number of aligned goals and priorities for investment in the downtown, south downtown, and central crossings areas covered by the proposed District boundaries.*
 - *The City Council Strategic Plan includes several goals and priorities related to establishing Iowa City as a strong business community, cultivating the business ecosystem, partnering for desirable development, and creating inviting and active outdoor spaces for the community.*
 - *The District petition states that one of the purposes of the SSMID is to provide physical enhancements to improve the image and appearance of the District, including lighting, signage, landscaping, and public art.*

The review by the Planning and Zoning Commission determines that the petition meets the requirements of Iowa Code Chapter 386, and that:

- The operational activities (as defined in Iowa Code Section 386.8) of the Proposed District are appropriate in relation to existing laws, plans and policies; and
- The means to implement the proposal appear reasonably calculated to accomplish the Proposed District objectives.

Notice of Public Hearing

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

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

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

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

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

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

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

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

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

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

ORIGINAL TOWN OF IOWA CITY;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ordinance No. _____

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

Whereas, the City of Iowa City is authorized by Chapter 386, Code of Iowa (the "Act") to create a self-supported municipal improvement district in the City, to provide for the existence and operation of such district, to provide for the maintenance of improvements or self-liquidating improvements for such district, and to levy taxes with respect to such district, all as more specifically defined in the Act; and,

Whereas, Ordinance No. 11-4460 adopted on December 6, 2011 established the Iowa City Downtown Self-Supported Municipal Improvement District (SSMID) for a period of four (4) years; and,

Whereas, Ordinance No. 15-4649 adopted on December 15, 2015 re-established the Iowa City Downtown SSMID for an additional ten (10) years and expanded boundaries that will expire on June 30, 2026; and

Whereas, on September 12, 2025, a Petition was filed to again re-establish the SSMID for a period of ten (10) years with expanded boundaries as described therein ("Proposed District"); and,

Whereas, the Petition is in compliance with the provisions of the Act; and,

Whereas, on October 7, 2025, the City Council received the Petition and referred it to the City's Planning and Zoning Commission for review in accordance with the Act; and,

Whereas, on October 15, 2025, the City's Planning and Zoning Commission reviewed the Petition on the merit and feasibility of the Proposed District and forwarded an Evaluative Report to the City Council; and,

Whereas, on October 21, 2025, the City Council scheduled a public hearing for November 18, 2025, at 6:00 P.M., at which it proposed to take action for the establishment of the Proposed District, and did direct that notice of such hearing be given in accordance with the Act; and,

Whereas, notice of the hearing was published in the Iowa City Press Citizen on October 30, 2025, and a copy of such notice was mailed by certified mail on November 3, 2025, to the

affected owners of record of real property located within the Proposed District as shown by the records of the Johnson County Auditor, in satisfaction of the notice requirements of the Act; and,

Whereas, at the Public Hearing, the City Council did meet and hear all owners of property in the Proposed District and residents of the City desiring to express their views with respect to the establishment of the Proposed District; and,

Whereas, on November 18, 2025, the City Council closed the public hearing on the creation of the Proposed District and found that the Petition and the Proposed District satisfied the applicable requirements imposed by the Act; and,

Whereas, more than thirty days have now passed since the public hearing on the creation of the Proposed District was closed, and a petition containing the requisite number of signatures that would require the matter to be withdrawn from Council consideration has not been filed with the City Clerk opposing the creation of the Proposed District.

Now Therefore, Be It Ordained, by the City Council of the City of Iowa City, Iowa,

Section I. Chapter 7, entitled "Iowa City Downtown Self-Supported Municipal Improvement District," Title 3, entitled "Finances, Taxation and Fees," of the City Code, is hereby repealed and the following is inserted in lieu thereof:

1. In accordance with Iowa Code Chapter 386 there is hereby established and created in the City of Iowa City, a self-supported municipal improvement district as defined in the Act, the name of which shall be the "Iowa City Downtown Self-Supported Municipal Improvement District" (herein the "District").

2. The District shall include all property within the following described boundaries:

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

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

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

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

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL 2012099, TO THE SOUTHWEST CORNER OF SAID AUDITOR'S PARCEL 2012099, AND

*A POINT ON THE NORTH LINE OF THE PLATTED EAST-WEST ALLEY IN BLOCK 68,
ORIGINAL TOWN OF IOWA CITY;*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. It is hereby found and determined that all of the property within the District is similarly related so that the present and potential use or enjoyment of the property is benefited by the condition, performance of administration, redevelopment, revitalization and maintenance of the District and the owners of property in the District have a present and potential benefit from the condition, performance of administration, redevelopment, revitalization and maintenance of the District.

4. Pursuant to the provisions of the Act, there is hereby established and created a self-supported municipal improvement district operation fund with respect to the District to be known as the "Iowa City Downtown Self-Supported Municipal Improvement District Operation Fund" (herein the "Operation Fund"), for which the City may certify taxes (the "Operation Tax") against the property, as defined in the Act (excluding property assessed as residential property for property tax purposes), within the District (the "Property") each year, in addition to all other taxes, commencing with the levy of taxes for collection in the fiscal year beginning July 1, 2026 for the purposes of paying the administrative and operational expenses of the District, as defined and authorized in the Act or paying part or all of the maintenance expenses of "improvements" or "self-liquidating improvements", as defined in the Act, for a period of ten (10) years.

5. The City may disburse the amounts collected in the Operation Fund, in accordance with the recommendations of the Iowa City Downtown District Board of Directors as described in paragraph 5 of the Petition, for one or more of the following purposes:

- a) Develop and manage activities in support of marketing, business retention and attraction, including but not limited to:
 - (1) Development and management of business retention and attraction activities
 - (2) Marketing and advertising
 - (3) Business support services
 - (4) Establishment and promotion of special events, festivals, and activities
 - (5) Contingency reserve fund for extraordinary expenses
- b) Physical or other improvements designed to enhance the image and appearance of the District, including but not limited to:
 - (1) Enhanced cleaning
 - (2) Lighting improvements
 - (3) Seasonal and decorative enhancements
 - (4) Signage and banners
 - (5) Landscaping
 - (6) Public or private art

- c) To hire an Executive Director and, if needed, other support staff who will work for the Board of Directors and to fulfill the intent of this Petition and Ordinance establishing the SSMID.

6. The rate of the Operation Tax to be levied annually, in addition to all other taxes, as aforesaid, shall not exceed: 1) For the period of July 1, 2026 through June 30, 2033, a rate of two dollars and fifty cents (\$2.50) per one thousand dollars (\$1,000) of taxable value, commencing with the levy of taxes for collection in the seven fiscal years beginning July 1, 2026; and, 2) For the period July 1, 2033 through June 30, 2036, a rate of two dollars and seventy-five cents (\$2.75) per one thousand dollars (\$1,000) of taxable value for collection in the three fiscal years beginning July 1, 2033.

SECTION II. REPEALER. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION III. SEVERABILITY. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.


SECTION IV. EFFECTIVE DATE. This Ordinance shall be effective July 1, 2026.

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

Mayor

Attest, City Clerk

Approved by:



City Attorney's Office
(Sue Dulek – 11/13/2025)

Ordinance No. _____
Page No. 8

First Consideration: November 18, 2025

Vote for passage:

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

NAYS: None

ABSENT: None

Second Consideration: _____

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

December 9, 2025

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

Prepared By:	Justin Harland - Senior Engineer
Reviewed By:	Jason Havel - City Engineer Ron Knoche - Public Works Director Geoff Fruin - City Manager Liz Craig - Asst. City Attorney
Fiscal Impact:	None
Staff Recommendation:	Approval
Attachments:	Resolution Exhibit A - Location Map

Executive Summary:

This agenda item approves the design concept for the Burlington Street Bridge Replacement Project. Specifically, staff is asking for confirmation of the design concept related to the bridge type, Burlington Street intersection improvements with adjacent streets, grade separated pedestrian crossings at the Burlington Street/Riverside Drive/Highway 1 and 6/Grand Avenue intersection, pedestrian and bicycle facilities on the Burlington Street bridge, Burlington Street dam safety improvements, roadway improvements to S Grand Avenue, and two-way traffic on Grand Avenue, Byington Road and Melrose Avenue.

Background / Analysis:

Burlington Street (also identified as Highway 1) is a principal arterial roadway crossing the Iowa River near downtown Iowa City. Currently, Burlington Street/Highway 1 utilizes two bridges to cross the Iowa River, one carrying westbound traffic and the other carrying eastbound traffic. The westbound bridge is owned and maintained by the Iowa Department of Transportation (Iowa DOT), while the eastbound bridge is owned by the City of Iowa City. The average annual daily traffic (AADT) is approximately 18,900 and the bridges accommodate buses, bicycles and pedestrians while providing means of multi-modal use. Burlington Street provides principal access to downtown Iowa City and The University of Iowa Campus, and the Burlington Street bridges are one of five arterial street crossings of the Iowa River in Iowa City. Burlington Street provides access to major employment and education centers including University of Iowa employees and students. The original Burlington Street Bridge (now carrying eastbound traffic) was constructed in 1915, with the second bridge constructed in 1969.

The original bridge was then rehabilitated in 1986, which included deck and structural repairs. The existing eastbound concrete bridge is 342 feet in length, with the longest span of 114 feet, and is 38 feet wide. In 2021 the City performed a bridge inspection, and the resulting bridge condition was listed as “Poor” and serviceability as “Structurally Deficient”. Major defects including concrete cracking, spalling, and exposure of steel reinforcing were identified.

HDR, Inc., from Cedar Rapids, was selected as a consultant to provide planning study phase services to determine a preferred option to replace the bridges. HDR Inc., City staff, and stakeholders have developed a preferred design concept to replace the Burlington Street Bridge over the Iowa River with a single bridge and to reconstruct portions of Grand Avenue, Byington Avenue and Melrose Avenue to accommodate two-way traffic. Information was gathered from stakeholders and the public regarding the needs and wants of the project.

Representatives from the City of Iowa City, University of Iowa, and Iowa DOT formed a technical advisory committee which took the gathered information and narrowed the focus into key project areas. Various alternatives for each project area were presented by HDR, Inc. and the technical advisory committee then selected one alternative for each area to determine the preferred design concept. On November 3, 2025, HDR, Inc. presented at the City Council work session regarding design concept options.

The preferred design concept consists of a multi-lane, multi-modal, traditional bridge that includes separated facilities for bicycles and pedestrians. Grade separated pedestrian crossings prioritize safety at the intersection of Riverside Drive (Highway 1 and 6)/Burlington Street/Grand Avenue and the geometry of the intersection is modified such that sight distances are maximized and turning movements are more efficient. Two-way traffic on Grand Avenue, Byington Road and Melrose Avenue near the Boyd Law Building allows east-west traffic to travel more efficiently. The Burlington Street dam is anticipated to be modified for safety to address drowning hazards and options for further dam modification may include a fish passage and/or a recreational element.

Project Timeline:

Preliminary Design: Winter 2025 – Spring 2027

Final Design: Spring 2027 – Fall 2028

Bid Project: Fall 2028

Construction Start: Spring 2029 (multi-year construction anticipated)

Resolution No. _____

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

Whereas, the City of Iowa City desires to construct the Burlington Street Bridge Replacement Project ("Project") to provide a reliable multimodal transportation corridor; and

Whereas, City Council is being asked to establish the design concept to begin engineering design; and

Whereas, on November 3, 2025, the City's consultant, HDR, Inc., presented at the City Council work session regarding design concept options; and

Whereas, as shown in Exhibit A, City staff recommends the Project include a multi-lane, traditional bridge with aesthetic features, bicycle and pedestrian spaces, intersection improvements with adjacent streets, two-way traffic on Grand Avenue, Byington Road and Melrose Avenue, grade separated pedestrian crossings at the Riverside Drive (Highway 1 and 6)/Grand Avenue/Burlington Street intersection, safety improvements for the Burlington Street dam, and roadway improvements to S Grand Avenue; and

Whereas, funds for this project are available in the Burlington Street Bridge Replacement account #S3963.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that the following design concept components, as shown in attached Exhibit A, are hereby accepted by the City of Iowa City, Iowa:

- Burlington Street bridge will include a traditional bridge type with aesthetic features and separated bicycle and pedestrian accommodations
- Two-way traffic, including bicycles and pedestrians, will be provided on Melrose Avenue, Byington Road and Grand Avenue to provide an east/west connection between Melrose Avenue and Burlington Street.
- Grade separated pedestrian crossings will be provided east/west across Riverside Drive (Highway 6) and north/south across Burlington Street.
- Safety improvements for the Burlington Street dam

Passed and approved this _____ day of _____, 20_____

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

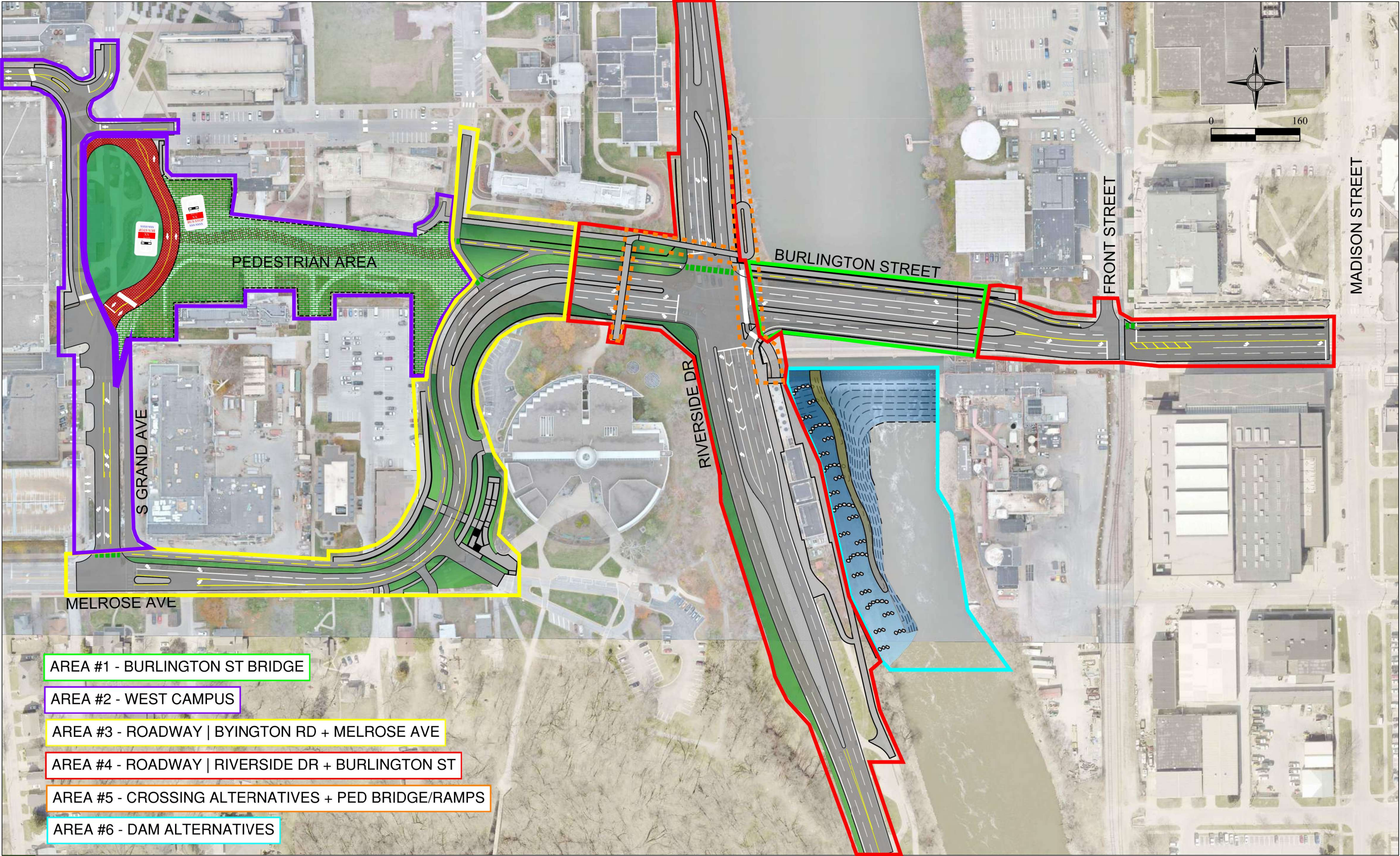
It was moved by _____ and seconded by _____ the Resolution be adopted, and upon roll call there were:

Ayes:

Nays:

Absent:

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





CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

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

Prepared By:	Kirk Lehmann, Assistant City Manager
Reviewed By:	Chris O'Brien, Deputy City Manager Geoff Fruin, City Manager Susan Dulek, First Ass't. City Attorney
Fiscal Impact:	None
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:

Prior to the start of each State of Iowa legislative session, the City Council typically adopts state legislative priorities by formal resolution and communicates the City's positions on those issues to our elected delegation. The City's 2026 state legislative priorities are based on issues impacting the community and City Council priorities, including those reflected in their 2023-2028 Strategic Plan.

Background / Analysis:

Prior to the start of each State of Iowa legislative session, the City Council typically adopts legislative priorities and communicates the City's positions on those issues to our elected delegation. The 2026 State of Iowa Legislative Session will commence on January 12, 2026. This session marks the second year of the 91st Iowa General Assembly. The City has contracted with Carney & Appleby to provide consultant and lobbying services. This contract was renewed in 2022 and will continue to be executed for the 2026 legislative session.

The 2026 state legislative priorities were developed in alignment with Iowa City's adopted Strategic Plan for Fiscal Years 2023 through 2028 and City Council input on priority issues. Because this is the second year of the assembly, the resolution largely reflects last year's adopted priorities which remain relevant with minor updates. As in prior years, the City's state legislative priorities also express support for the aligned legislative efforts of the University of Iowa Student Government, the Iowa League of Cities, and the Iowa Metropolitan Coalition.

Resolution No. _____

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

Whereas, the Iowa City City Council seeks to encourage legislation that enhances the quality of life for residents in Iowa City as well as the State of Iowa; and

Whereas, the City of Iowa City and other cities play a critical role in the future of the State of Iowa; and

Whereas, January 12, 2026 marks the second year of the 91st Iowa General Assembly; and

Whereas, it is in the interest of the residents of Iowa City that the City Council establish legislative priorities and convey said priorities to our State delegation and other relevant stakeholders.

Now, therefore, be it resolved that the City Council of the City of Iowa City, Iowa hereby outlines its legislative proposals to the Iowa City area legislative delegation for the 2026 Iowa State legislative session as follows:

Strategic Plan Value: Climate Action

Support climate action initiatives.

Support initiatives and legislation that further the goals contained in Iowa City's Climate Action and Adaptation Plan and Accelerating Iowa City Climate Actions report. Iowa City encourages the State to adopt the 2021 International Energy Conservation Code and provide cities the ability to make local amendments. The City also encourages the State to initiate a statewide climate action plan and invest directly in environmental and ecological efforts that will support all Iowans.

Support legislative changes to allow investor-owned utilities (such as MidAmerican Energy) to implement community solar projects.

Also known as "Virtual Net Metering", this allows residents to buy into community solar projects for utility bill credits. This could be an excellent solution for interested rate users who don't have space, ownership, or sunshine for their own solar installation.

Continue funding the Resource Enhancement and Protection (REAP) program.

The REAP grant program has been critical for the ecological restoration and protection of Iowa City's natural resources, park areas, and open spaces. In the 2021 Session, REAP was re-authorized to receive \$20 million in funding until Fiscal Year 2026. However, the state legislature has appropriated only \$12 million the past several years. The City encourages the State to continue supporting REAP annually and to increase the annual appropriation to ensure continued conservation of Iowa's natural resources.

Strategic Plan Value: Racial Equity, Social Justice, and Human Rights

Expand State support for efforts to address the housing affordability crisis.

There is a housing affordability crisis across Iowa because the supply of housing of all types and price-points is not adequate to satisfy the growing demand. This crisis is especially acute for low- and moderate-income residents. Specifically, the City requests that the State expand programs that can help defray the cost of increasing the supply of housing, such as the Workforce Housing Tax Credit and Historic Tax Credit programs. In addition, the State should

bolster funding for local Housing Trust Funds and develop new affordable housing programs that assist with construction, rehabilitation, and rental assistance to ensure access to safe and affordable housing for all. At the same time, Iowa City encourages the State to maintain support for federally funded housing and shelter programs, and to continue empowering and providing resources to local governments to directly address the housing crisis.

Support legislation protecting the rights of manufactured housing residents.

Sales of manufactured housing communities across the state and the resulting impact on those communities has led to discussions at both the state and local levels regarding how best to protect the rights of families living in these communities. The City of Iowa City supports rights for the residents of manufactured housing such as rent protections including a statewide cap on frequency and percentage of increases and lengthened notice periods for proposed increases; uniform good cause eviction statewide standards; fair fee regulations including standardized time frames for assessing late fees; and fair lease provisions and effective enforcement mechanisms to combat illegal provisions.

Additionally, when manufactured housing communities are up for sale, residents should be offered the first right of purchase and be protected from premature eviction during the pursuit of local ownership. If displacement is forced as a last resort, the owners profiting from the sale of the park must be required to provide fair relocation assistance. The City also encourages the State to consider a tax credit program that incentivizes the transfer/ sale of land to residents of the community, allowing them to build equity, and protects against “bad-actor” ownership.

Strongly encourage State regulation of Kratom.

Kratom is listed as a “drug of concern” by the federal Drug Enforcement Administration (DEA), and the federal Food and Drug Administration (FDA) has concluded from available information that kratom is a new dietary ingredient for which there is inadequate information to provide reasonable assurance that it does not present a significant or unreasonable risk of illness or injury. Based on determinations by the FDA, kratom is not lawfully marketed as a dietary supplement and cannot be lawfully added to conventional foods. There are no drug products containing kratom or its two main chemical components that are legally on the market in the U.S. The FDA has not approved any prescription or over-the-counter drug products containing kratom or its two main chemical components.

Because of concerns relating to kratom, Iowa City recently considered banning the sale and distribution of kratom products in City limits to protect the health, safety, and welfare of area residents. Ultimately City Council deferred the ban because state regulation of kratom products is a more appropriate approach that can effectively regulate all aspects of concern, including the manufacture, sale, and distribution of kratom products. City Council strongly urges the state to consider regulating kratom, including the establishment of requirements for permitting, age restrictions, adulteration and contamination, testing and sampling, strength, and labeling.

Support reform measures to reduce racial disparity in the criminal justice system.

In the State of Iowa, persons of color are a small percentage of the population but are significantly overrepresented in the criminal justice system. Discriminatory criminal justice policies and disparate enforcement outcomes should be addressed through statewide standardized and streamlined data collection for traffic stops, uniform minimum cultural competency and related training requirements for law enforcement, and decriminalization of small amounts of marijuana to aid in public safety service delivery and achieve greater

outcomes through trust-building.

Law enforcement agencies also need expanded legal avenues for addressing hate related acts. Currently, the State Hate Crimes provision, Iowa Code Chapter 729A, enhances the penalty for certain crimes when they are committed because of a person's race, color, religion, ancestry, national origin, political affiliation, sex, sexual orientation, age or disability, but harassment and trespass with the intent to harass are not included as enhanceable offenses. Iowa City encourages the State to amend the existing Iowa Hate Crimes law to include harassment as an enhanceable offense.

Provide adequate funding for localities to implement a mental health care continuum of services responsive to local need.

Iowa City encourages the State to enhance and expand support for mental health care. Specifically, the State is encouraged to provide additional funding to local governments and nonprofits to ensure access to affordable mental health services for all residents and to enhance the capacity for mental health care in Iowa. This includes but is not limited to investing in Assistive Outpatient Treatment and increasing mental health provider reimbursement rates.

Protect the freedom of movement for people using local public transit.

Thousands of Iowans depend on public transportation for work, education, healthcare, and many more daily needs. Currently, state law prohibits cities from enacting common sense safety protections for riders and drivers, such as weapon prohibitions. The City requests that the State allow public transportation providers the ability to restrict the open carrying of weapons while utilizing services. Current law would require scanning people and providing an armed guard on a bus to allow a weapon ban on public property. The high cost of such provisions makes it impractical to provide common sense safety protections for users of public transportation.

Expand access, affordability, and quality of early childhood education and care.

Ensuring there are adequate, affordable, and quality childcare and early childhood education options is an essential component to growing Iowa's economy and supporting Iowa's workforce. The City encourages the State to expand access, affordability, and quality of early childhood education and care. Specifically, the City supports increased funding for the Child Care Assistance (CCA) program and reimbursement rates for CCA providers to ensure parents who wish to enter the workforce can find and afford quality childcare. In addition, the State should provide additional financial support to childcare providers to expand the number of available childcare slots and enhance wages to improve the attraction and retention of these vital workers.

Strategic Plan Value: Partnerships and Engagement

Support the University of Iowa Student Government (USG) legislative agenda.

Iowa City stands with USG in encouraging the State to pursue its legislative agenda as University of Iowa students represent a significant portion of our community. As such, the City supports their priorities and encourages state action.

Support the continued excellence of the State's primary, secondary, and higher education institutions and advocate for additional education funding.

Iowa's primary and secondary schools are fundamental drivers of the State's economic growth, standard of living, and future prosperity. It is essential for the success of the State and our local communities that support for our public schools is a top priority in the State's budget.

The University of Iowa plays also a critical role in the supporting statewide economic, social, and cultural growth. The State of Iowa must provide the resources necessary to ensure the university's continued ability to facilitate growth opportunities in varied sectors of the business community. The City encourages the State to carefully consider and support the legislative and financial priorities of the University of Iowa.

Allow smaller metropolitan areas to coordinate transit at a regional level.

Iowa currently allows counties with a population of at least 175,000 to form a regional transit district to coordinate public transportation and facilitate travel throughout the region. However, this population threshold is arbitrary, and only two counties in Iowa can utilize this provision as of 2024. Iowa City encourages the State to reduce the population threshold to allow any metropolitan city to pursue a regional transit district where agreed upon by local governments within the region. This will only serve to enhance local transportation options.

Protect Home Rule authority for local governments.

Local governments are uniquely positioned to respond to the needs and priorities of residents and taxpayers. Cities innovate in response to local conditions and implement new ideas that can benefit the State as a whole, and more closely reflect the priorities of the public we serve. This includes local flexibility in local building codes, revenue options, and land use decisions.

Reinstate voter-approved public library levies and evaluate the effects of recent property tax legislation prior to additional changes.

97 communities in Iowa, including Iowa City, had approved a special library levy as part of their public library funding structure, which provided direct allocation of tax revenues to library budgets. These levies were supported by public votes. The loss of the library levies resulting from the 2023 property tax reform legislation (HF718) means that resources formerly allocated directly to libraries are no longer available to support voter-backed services. Iowa City advocates for reinstating voter-backed levies that were eliminated through HF718.

In addition, HF718 phases out several other levies through FY2029 when the Adjusted City General Fund Levy will be capped at \$8.10. However, additional property tax reforms are being discussed for the upcoming legislative session. If further property tax reform is considered, then the provision of core public services such as police and fire protection must be meaningfully evaluated and appropriately supported to ensure Iowans can continue to receive the same high quality of service they expect of their local governments. Collaborating with local stakeholders, including cities and other taxing entities, can help ensure property tax reform is pursued thoughtfully and considers impacts to services. One way to mitigate service impacts could be to explore new supplemental revenue streams other than property taxes.

Support legislative efforts of the Iowa League of Cities and the Metro Coalition.

In previous years, the adopted priorities of Council included support for the legislative efforts of the Iowa League of Cities and Metropolitan Coalition, an organization comprised of the State's largest cities. Council's 2026 legislative priorities reaffirm support for these efforts.

Resolution No. _____
Page 5

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

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

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

Ayes:

Nays:

Absent:

_____ Alter
Bergus
Harmsen
Moe
Salih
Teague
Weilein



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

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

Attachments: [Vacancy Notice](#)
 [Board Demographics](#)
 [Attendance Sheet](#)
 [Application Coversheet](#)
 [Vandergaast, Deborah - Application](#)

NOTICE

THE CITY COUNCIL OF IOWA CITY IS CONSIDERING APPOINTMENT TO THE FOLLOWING BOARD:

BOARD OF ADJUSTMENT

One Vacancy: Five-Year Term
January 1, 2026 – December 31, 2030

- Duties: The Board of Adjustment is a citizen panel that reviews requests for special exceptions and variances.
- The Board also considers appeals when there is a disagreement about an administrative decision made by the City.
- Members of the Board act like judges, making decisions about individual properties and uses that may have difficulty meeting a specific zoning regulation or to resolve disputes about administrative zoning decisions.
- The Board is assisted in its work by planning staff and the City Attorney's office. Decisions made by the Board of Adjustment are binding upon all parties unless overturned upon appeal to District Court.
- The Board meets the second Wednesday of each month at 5:15 p.m.

Iowa City-appointed members of boards and commissions must be at least 18 years of age and live in Iowa City. The City of Iowa City encourages diversity in the appointment of citizens to boards and commissions.

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 WILL REMAIN OPEN UNTIL FILLED.

Questions about the Iowa City Board of Adjustment Commission should be directed to Anne Russett, Senior Planner at (319) 356-5251.

BOARD OF ADJUSTMENT DEMOGRAPHICS

Name	Category	Term	Term End Date	Length of Residency	Occupation	Gender*	Age*	Country of Origin*	Sexual Orientation*	Religion*	Disability*	Ethnicity*	Gender Identity*	Race*
Julie Tallman	n/a	1	12/31/2029	30 yrs & more	Retired; part-time clothing retail sales	Female	63	United States	Straight. Like the arrow.	Society of Friends (Quaker)	No	White	Female	Caucasian
Larry Baker	n/a	1	12/31/2027	40+ yrs	Writer	Male								
Mark Russo	n/a	1	12/31/2026	18-19 yrs	Self-Employed, Designer	Male	71	USA	Hetero		No		M	
Paula Swygard	n/a	1	12/31/2028	39 yrs	Retired	Female								
VACANT	n/a	1	12/31/2030											

Note: The information provided was taken from the application at the time of submission.

Revised 7/19/2023

* Information is voluntary

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

Board/Commission Application Coversheet

Board/Commission: *Board of Adjustment*

One vacancy to fill a five-year term, January 1, 2026 – December 31, 2030

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: 09/16/2025

Application Deadline: 10/28/2025

Council Appointment Date: 12/09/2025

Name & Address
Vandergaast, Deborah 1672 Tofing Ave 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

Deborah

First Name

L

Middle
Initial

Vandergaast

Last Name

First Name (Phonetic spelling)

Deb

Last Name (Phonetic spelling)

VAN-der-Gast

1672 Tofting Avenue

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?

1.5 yrs

Mobile: (563) 889-2560

Primary Phone

Alternate Phone

dvandergaast@outlook.com

Email Address

Public health child care
nurse consultant

Occupation

Boards & Commissions

Deborah L Vandergaast

Which Boards would you like to apply for?

Board of Adjustment Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Board of Adjustments

Question applies to Senior Center Commission Board Member Information

Senior Center Commission *

☒ At-Large

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

Former chair of Tipton Board of Adjustments. Public Health Nurse. Former small business owner. Provided disability services for adults and children in various capacities and roles.

What is your present knowledge of each advisory board you are interested in?

Former chair of small town board of Adjustments. Acted as general contractor for complete renovation of commercial building for my business, so I have moderate knowledge of building, fire and ADA codes. High level knowledge of Iowa childcare regulations and standards, and county childcare statistics and trends.

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:

Current Treasurer for the Iowa City South District Neighborhood Association.

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

57

Country of Origin

United States

Sexual Orientation

Heterosexual

Deborah L Vandergaast

Religion

None

Do you have a disability

Yes, intermittent

Ethnicity

Non-hispanic

Race

Caucasian

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

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

Attachments: [Vacancy Notice](#)
 [Board Demographics](#)
 [Attendance Sheet](#)
 [Application Coversheet](#)
 [Atkins, Colette - Application](#)
 [Biger, Matthieu - Application](#)
 [McGrane, Jack - Application](#)
 [Vandergaast, Deborah - Application](#)

NOTICE

THE CITY COUNCIL OF IOWA CITY IS CONSIDERING APPOINTMENT TO THE FOLLOWING COMMISSION:

PLANNING & ZONING COMMISSION

One Vacancy: Unexpired, upon appointment – June 30, 2026

- The duties of the Planning and Zoning Commission members include making (or causing to be made) surveys, studies, maps, plans, or charts of the whole or any portion of the municipality and any land outside which—in the opinion of the Commission—bears relation to a comprehensive plan; also include recommending to the City Council from time-to-time amendments, supplements, changes, and modifications to the Zoning Ordinance.
- This Commission conducts formal meetings the first and third Thursdays of each month at 7:00 p.m. (Informal workshops are held the preceding Mondays at 5:30 p.m. on a as needed basis).

Iowa City-appointed members of boards and commissions must be at least 18 years of age and live in Iowa City. The City of Iowa City encourages diversity in the appointment of citizens to boards and commissions.

Applications must be received **by 5:00 p.m., Tuesday, December 2, 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 Planning & Zoning Commission should be directed to Anne Russett, Senior Planner at (319) 356-5251.

PLANNING & ZONING (P&Z) COMMISSION DEMOGRAPHICS

Name	Category	Term	Term End Date	Length of Residency	Occupation	Gender*	Age*	Country of Origin*	Sexual Orientation*	Religion*	Disability*	Ethnicity*	Gender Identity*	Race*
Billie Townsend	n/a	2	6/30/2028	29 yrs	Retired from University of Iowa	Female	72	United States	Heterosexual	Methodist	No	American	Female	Black
Chad Wade	n/a	1	6/30/2028	43 yrs	Sr. Vehicle Protection Products Technology Analyst	Male	43	United States	Hetero	n/a	Yes		Male	Caucasian
David Davies	n/a	1	6/30/2030	38 yrs	Construction Project Manager	Male	40	USA			No			White
Kaleb Beining	n/a	1	6/30/2030	27 yrs	Property Manager, Construction, Property Investor	Male	27	USA				Zimbabwean /German		African American
Maggie Elliott	n/a	1	6/30/2027	50 yrs	Community Volunteer	Female	67	United States	Heterosexual	n/a	No	n/a	Female	White
Steven Miller	n/a	Partial	6/30/2026	8 yrs	Architect	Male	41	USA					Male	
VACANT	n/a	Partial	6/30/2026											

Note: The information provided was taken from the application at the time of submission.

* Information is voluntary

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

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

KEY:

X = Present

O = Absent

O/E = Absent/Excused

--- = Not a Member

Board/Commission Application Coversheet

Board/Commission: *Planning & Zoning Commission*

One vacancy to fill an unexpired term, upon appointment – 06/30/2026

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: 10/21/2025

Application Deadline: 12/02/2025

Council Appointment Date: 12/09/2025

Name and Address
Atkins, Colette 927 Walker Cir Iowa City IA 52245
Biger, Matthieu 519 N Johnson St Iowa City IA 52245
McGrane, Jack 807 E Market St Iowa City IA 52245
Vandergaast, Deborah 1672 Tofting Ave 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

Colette

First Name

Middle
Initial

Atkins

Last Name

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

927 Walker Cir

Home Address

Suite or Apt

Iowa City

City

IA

State

52245

Postal Code

Is your home address (listed above) within the corporate limits of Iowa City?

☒ Yes ☐ No

How long have you been a resident of Iowa City?

2 years

Mobile: (319) 213-8075

Primary Phone

Alternate Phone

atkinsx4@gmail.com

Email Address

Administration at College

Occupation

Boards & Commissions

Which Boards would you like to apply for?

Planning and Zoning Commission (P&Z) Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

My qualifications for the Planning and Zoning Commission stem from a unique blend of public service, professional expertise, and personal commitment to inclusive community development. As a former City Council member, I am deeply familiar with the mechanics and responsibilities of city advisory commissions, including their legal, procedural, and ethical frameworks. This role provided hands-on experience working with zoning matters, comprehensive plans, and constituent engagement. In my professional life, I have maintained a strong focus on equity in public services, particularly in advancing access to affordable housing and preserving historically significant neighborhoods. I believe zoning should be used as a forward-looking tool that helps ensure livable, diverse, and sustainable communities. My career has given me experience in analyzing policy, balancing stakeholder input, and making decisions that serve both current residents and future generations. I bring to this role an ability to listen objectively, synthesize complex information, and collaborate across differences without carrying a personal agenda. My goal is always to support thoughtful, strategic growth that reflects community values and strengthens the city's long-term resilience.

What is your present knowledge of each advisory board you are interested in?

I am particularly interested in the Planning and Zoning Commission due to its critical role in shaping Iowa City's built environment and land use. I understand that the Commission advises on matters such as rezonings, conditional use permits, site plans, subdivision plats, and updates to the comprehensive plan. I also recognize its function as a bridge between long-term visioning and immediate policy application—requiring both technical knowledge and public accountability. My previous service on the City Council gave me valuable insight into how Planning and Zoning recommendations influence council decisions and impact the broader community. I also understand the importance of transparency, public engagement, and consistency with adopted city plans, including the importance of aligning zoning decisions with goals related to climate action, economic development, transportation, and social equity. My interest in this Commission stems from its potential to support inclusive growth—particularly in expanding access to affordable housing options and protecting the unique character of historic districts. I view this role as an opportunity to bring pragmatic, balanced leadership to support Iowa City's evolution while honoring its heritage.

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. [Section 362.5 of the Code of Iowa](#) generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

List your answers here:

NA

Res. #22-78 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

☒ Yes ☐ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☒ Female

Colette Atkins

Age

52

Country of Origin

USA

Sexual Orientation

Religion

Do you have a disability

NA

Ethnicity

White

Race

Gender Identity

Female

***NOTE:**

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The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

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

Colette Atkins

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**
- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

☒ Yes ☐ No

Matthieu

First Name

Middle
Initial

Biger

Last Name

First Name (Phonetic spelling)

matjø

Last Name (Phonetic spelling)

bizɛɹ

519 N Johnson 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?

14.93 years

Mobile: (319) 321-7852

Primary Phone

Alternate Phone

mbiger@gmail.com

Email Address

Admin Services Specialist

Occupation

Boards & Commissions

Matthieu Biger

Which Boards would you like to apply for?

Planning and Zoning Commission (P&Z) Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Planning and Zoning Commission (P&Z)

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

As a former co-chair of the UI Presidential Sustainability Charter Committee, I have learned to navigate the university's Shared Governance processes and have been involved in campus-wide efforts. These opportunities gave me new appreciation and knowledge on the campus/greater community ecosystem and how all individuals and entities have a role to play in bettering joint visions and outcomes. I am also a past director-at-large of the Northside Neighborhood Association (NNA), where I've been exposed to the intricacies of planning (as well as Historic Preservation and other governmental subject matters). As a staff-member at the Iowa City Public Library, early in my time in town, I also gained relevant acumen sitting in and taking minutes at Friends Foundation Board and Book End Committee meetings. While my role did not entail decision-making per se, supporting both entities in their missions was very enriching and furthered my interest in public service. As a local citizen, who has scrutinized, supported, as well as benefited from Planning & Zoning decision-making, I would very much appreciate the opportunity to combine professional and service experience in a P&Z role. Finally, as a "transplant" to Iowa City, having grown up in urban centers in Brittany, France*, gone to college in another French city then Boston, MA and having lived in a smaller New Hampshire town, I have seen first hand how a range of cities have both come to be and the impact of their own zoning decisions, for instance. * While I was 2-7 years-old, my father was "Vice-Président de la Communauté Urbaine de Brest" i.e., VP of the Brest Metropolis entity in charge of planning. While this is a rather tenuous second-hand experience to P&Z, I do recall that my father very much appreciated being of service to our hometown.

What is your present knowledge of each advisory board you are interested in?

I have perused a number of agendas/appendices/comprehensive plans, attended (and addressed) several P&Z meetings, discussed P&Z matters with neighbors - including for NNA business - and acquaintances. I am aware of P&Z Commission Board duties, meeting times/frequencies and interconnectedness to other commissions' and council business.

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

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

Matthieu Biger

Age

43

Country of Origin

France

Sexual Orientation

Heterosexual

Religion

Christian

Do you have a disability

No

Ethnicity

French (Breton)

Race

Non-Hispanic White

Gender Identity

Ciscgender male

***NOTE:**

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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☒ I Agree

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**
- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

☒ Yes ☐ No

Jack

First Name

Middle
Initial

Mcgrane

Last Name

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

24 Lincoln Ave

Home Address

Apt 27

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) 538-9291

Primary Phone

Alternate Phone

jl_mcgrane@icloud.com

Email Address

Data Analyst

Occupation

Boards & Commissions

Which Boards would you like to apply for?

Planning and Zoning Commission (P&Z) Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Planning and Zoning Commission

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

My academic background in Environmental Policy and Planning has given me a strong foundation in land use planning, zoning principles, and sustainable development practices. Through my degree program, I studied how communities balance growth with environmental stewardship and learned to evaluate development proposals through multiple lenses: environmental impact, economic feasibility, and community benefit. In my current role as a Data Analyst at UI Healthcare, I analyze trends in Iowa's health professions workforce, including healthcare shortages in rural areas and transportation barriers for accessing medical care. This work has shown me how planning decisions, like where medical facilities are located and how transportation networks are designed, directly impact healthcare access. I use GIS mapping to analyze healthcare resources across the state, which has given me valuable experience in spatial analysis that's applicable to planning work. My previous work as Community Garden Manager at university gardens and as a Research Assistant at Ashton Prairie Laboratory provided hands-on experience with land management and understanding how different land uses interact with natural systems. Additionally, my Business Analytics degree gives me the analytical skills to assess data-driven aspects of planning decisions. As a young professional who chose to stay in Iowa City after graduation, I'm deeply invested in how our city grows and develops.

What is your present knowledge of each advisory board you are interested in?

The Planning and Zoning Commission reviews and makes recommendations on zoning ordinances, subdivision plans, site development plans, and the city's comprehensive plan. From what I understand, the commission plays a critical role in shaping how Iowa City grows, balancing new development with preservation of neighborhood character, ensuring adequate infrastructure, and promoting sustainable land use patterns. I've noticed that city boards and commissions seem to be somewhat lacking in representation from early-career professionals, and I believe I could help fill that gap. This is particularly important in Iowa City given the pipeline of talent from the University. We have so many people who complete undergraduate or graduate degrees here and genuinely want to stay and build their lives in this community. Retaining the incoming residents and workforce who are invested in Iowa City's future is crucial for the city's vitality and growth, and planning decisions directly impact whether this community remains attractive and affordable. Being involved in this commission would allow me to contribute a early professional's perspective on development and growth while deepening my connection to the community I want to call home long-term.

Potential Conflicts of Interest

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List your answers here:

I am an employee of the University of Iowa Healthcare

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Do you currently serve on another Iowa City board or commission?

☐ Yes ☒ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☒ Male

Age

23

Country of Origin

United States

Sexual Orientation

Religion

Do you have a disability

No

Ethnicity

Race

White

Gender Identity

Man

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Please Agree with the Following Statement

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

☒ Yes ☐ No

Deborah

First Name

L

Middle
Initial

Vandergaast

Last Name

First Name (Phonetic spelling)

Deb

Last Name (Phonetic spelling)

VAN-der-Gast

1672 Tofting Avenue

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?

1.5 yrs

Mobile: (563) 889-2560

Primary Phone

Alternate Phone

dvandergaast@outlook.com

Email Address

Public health child care
nurse consultant

Occupation

Boards & Commissions

Deborah L Vandergaast

Which Boards would you like to apply for?

Board of Adjustment Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Board of Adjustments

Question applies to Senior Center Commission Board Member Information

Senior Center Commission *

☒ At-Large

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

Former chair of Tipton Board of Adjustments. Public Health Nurse. Former small business owner. Provided disability services for adults and children in various capacities and roles.

What is your present knowledge of each advisory board you are interested in?

Former chair of small town board of Adjustments. Acted as general contractor for complete renovation of commercial building for my business, so I have moderate knowledge of building, fire and ADA codes. High level knowledge of Iowa childcare regulations and standards, and county childcare statistics and trends.

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List your answers here:

Current Treasurer for the Iowa City South District Neighborhood Association.

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Do you currently serve on another Iowa City board or commission?

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(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☒ Female

Age

57

Country of Origin

United States

Sexual Orientation

Heterosexual

Deborah L Vandergaast

Religion

None

Do you have a disability

Yes, intermittent

Ethnicity

Non-hispanic

Race

Caucasian

Gender Identity

Female

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Please Agree with the Following Statement

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☒ I Agree



CITY OF IOWA CITY COUNCIL ACTION REPORT

December 9, 2025

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

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

Attachments: [Resignation Public Art Advisory Committee - Kinker, Rachel](#)

Kellie Grace

From: Rachel Kilburg
Sent: Monday, November 24, 2025 8:58 AM
To: Kellie Grace
Subject: FW: PAAC Seat

From: Rachel Kinker <rhecklund@gmail.com>
Sent: Sunday, November 2, 2025 10:29 AM
To: Rachel Kilburg <RKilburg@iowa-city.org>
Subject: Re: PAAC Seat



**** 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 Rachel,

Thank you for letting me know. I have really enjoyed my time with the PAAC and I am sad that it has come to an end.

I am submitting my resignation to the PAAC, I will not be attending the Nov. meeting as I also have a work conflict that came up.

Please let everyone know I have greatly enjoyed my time and I am excited to see how they all move the PAAC forward in the coming year.

Thank you,
Rachel

Rachel H Kinker
Mobile: 319-400-1170
rhecklund@gmail.com

On Wed, Oct 15, 2025 at 3:21 PM Rachel Kilburg <RKilburg@iowa-city.org> wrote:

Hi Rachel,

I checked with the City Clerk's Office, and unfortunately since you no longer live within Iowa City's corporate limits, you are no longer eligible to serve on a City commission.

I'm so sorry to lose you! You've been such a great addition to our Commission and I really appreciate all the time, ideas, and expertise you have contributed during your time.

To accept your resignation, I just need something in writing (an email is fine) notifying me. Let me know if you have questions.



Rachel Kilburg Varley (She/her)

Economic Development & Public Art Coordinator

O: 319-356-5248

C: 319-800-9923

[410 E Washington St](#)

[Iowa City, IA 52240](#)

WWW.ICGOV.ORG



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