



City Council Information Packet

June 5, 2025

Council Tentative Meeting Schedule

IP1. Council Tentative Meeting Schedule

Miscellaneous

IP2. Air Quality Testing Update - Memo from 6/2/25 Climate Action Commission Packet

IP3. 2024 Residential Development Report

IP4. May 2025 Building Statistics

IP5. Letter from Iowa Department of Transportation: Project notification

IP6. MidAmerican Energy 2024 Annual Report

IP7. Civil Service Entrance Examination - Building Inspector - Structural

IP8. Civil Service Entrance Examination - Maintenance Worker II - Water Distribution

IP9. Civil Service Entrance Examination - Maintenance Worker III - Water Distribution

IP10. Civil Service Entrance Examination - Senior Maintenance Worker - Water Distribution

Draft Minutes

IP11. Community Police Review Board: May 13

IP12. Human Rights Commission: May 27



CITY OF IOWA CITY COUNCIL ACTION REPORT

June 5, 2025

Council Tentative Meeting Schedule

Attachments: [Council Tentative Meeting Schedule](#)



City Council Tentative Meeting Schedule

Subject to change

June 5, 2025

<u>Date</u>	<u>Time</u>	<u>Meeting</u>	<u>Location</u>
Tuesday, June 17, 2025	4:00 PM	Work Session	City Hall, Emma J. Harvat Hall 410 E. Washington Street
	6:00 PM	Formal Meeting	
Tuesday, July 8, 2025	4:00 PM	Work Session	City Hall, Emma J. Harvat Hall 410 E. Washington Street
	6:00 PM	Formal Meeting	
Monday, July 21, 2025	4:30 PM	Joint Entities Meeting	City of Coralville TBD
Tuesday, August 5, 2025	4:00 PM	Work Session	City Hall, Emma J. Harvat Hall 410 E. Washington Street
	6:00 PM	Formal Meeting	
Tuesday, August 19, 2025	4:00 PM	Work Session	City Hall, Emma J. Harvat Hall 410 E. Washington Street
	6:00 PM	Formal Meeting	
Tuesday, September 2, 2025	4:00 PM	Work Session	City Hall, Emma J. Harvat Hall 410 E. Washington Street
	6:00 PM	Formal Meeting	
Tuesday, September 16, 2025	4:00 PM	Work Session	City Hall, Emma J. Harvat Hall 410 E. Washington Street
	6:00 PM	Formal Meeting	
Tuesday, October 7, 2025	4:00 PM	Work Session	City Hall, Emma J. Harvat Hall 410 E. Washington Street
	6:00 PM	Formal Meeting	
Monday, October 20, 2025	4:30 PM	Joint Entities Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, October 21, 2025	4:00 PM	Work Session	City Hall, Emma J. Harvat Hall 410 E. Washington Street
	6:00 PM	Formal Meeting	
Monday, November 3, 2025	4:00 PM	Work Session	City Hall, Emma J. Harvat Hall 410 E. Washington Street
	6:00 PM	Formal Meeting	
Tuesday, November 18, 2025	4:00 PM	Work Session	City Hall, Emma J. Harvat Hall 410 E. Washington Street
	6:00 PM	Formal Meeting	
Tuesday, December 9, 2025	4:00 PM	Work Session	City Hall, Emma J. Harvat Hall 410 E. Washington Street
	6:00 PM	Formal Meeting	



CITY OF IOWA CITY COUNCIL ACTION REPORT

June 5, 2025

Air Quality Testing Update - Memo from 6/2/25 Climate Action Commission Packet

Attachments: [Air Quality Testing Update Memo from 6-2-25 Climate Action Commission Packet](#)



CITY OF IOWA CITY MEMORANDUM

Date: May 21, 2025
To: Climate Action Commission
From: Sarah Gardner, Climate Action Coordinator
Re: Air Quality Testing in Iowa City

The purpose of this memo is to provide an update on actions taken by City, state, and federal staff in response to concerns brought in 2024 to the Climate Action Commission and City Council by residents regarding odors believed to originate from industrial operations in Iowa City. Although addressing air quality and environmental compliance is outside the core responsibilities of the Commission, this information is being provided for the purposes of transparency and information sharing.

Background

In response to the concerns raised, and at the request of City management, the Iowa Department of Natural Resources (DNR) engaged the U.S. Environmental Protection Agency (EPA) to investigate and identify any potential sources the reported odors.

The EPA deployed a mobile air monitoring system to conduct sampling across the city's industrial zones and neighboring residential areas. This system, mounted to a vehicle, included air sample containers for laboratory analysis, meteorological equipment to detect wind patterns, and an infrared camera capable of detecting volatile organic compounds, including methane.

To ensure comprehensive results, samples were collected at various times of day over several days. While City management was informed that testing would take place, specific dates and times were kept confidential by the EPA to ensure the integrity of blind sampling.

Analysis

Findings from the combined data—including laboratory analysis and thermal imaging—pointed to a small amount of toluene emissions from the Loparex facility as the most likely source of the reported odors. Importantly, the levels of toluene detected were measured in parts per billion, over one hundred times lower than the lowest threshold known to impact human health (20 parts per million).

Toluene is known for its distinct odor and is easily detectable by humans even in extremely low concentrations. Although it has a similar smell to acetone, toluene is non-flammable and requires exposure to much higher concentrations than acetone to pose health risks.

Trace amounts of benzene (≤ 3 parts per billion) were also identified during testing. These levels are similarly more than one hundred times below the minimum risk level for human exposure. The benzene detected is likely attributable to multiple environmental and industrial sources and was not traced to a single origin.

Outcomes

After obtaining the results of the air sample testing, the EPA conducted an unannounced site inspection at the Loparex facility in order to perform due diligence. This inspection included a review of manufacturing and emissions control equipment, a compliance records audit, and

additional optical gas imaging. The facility was determined to be in full compliance with all current environmental regulations.

The findings from this investigation were shared with City staff, who followed up with the EPA to discuss the air quality testing results. Staff also met separately with the Loparex facility manager and environmental health specialist, who expressed a commitment to open communication. No further action was recommended by the EPA.

More detailed information about these efforts and findings can be found in the attached reports shared by the EPA with the City of Iowa City.



United States Environmental Protection Agency
Region 7
Enforcement and Compliance Assurance Division

Air Branch Investigation Report
DART Monitoring
Iowa City, IA 52240

Inspection Date(s):
August 19-22, 2024

Christopher Appier, Inspector, ECAD, Air Branch

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Authorized for Release by:

Jodi Bruno, Air Branch Manager, ECAD

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11201 Renner Boulevard
Lenexa, Kansas 66219

Air Branch

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- D – DART Raw Data
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- F – Cannister Data

**This Contents page shows all the sections contained in this report
and provides a clear indication of the end of this report.**

INTRODUCTION

The Iowa Department of Natural Resources (IDNR) has been receiving odor complaints from citizens located in an industrialized area of eastern Iowa City, IA. The industrial area includes several facilities that are surrounded by a mix of residential and commercial properties (Figure 1). Due to the irregular timing of these complaints and distance from the nearest IDNR field office, it has been difficult for IDNR to validate the air quality complaints. The industrialized area contains eight facilities that have air permits issued by IDNR. Table 1 lists the names of the eight facilities, their locations, and North American Industry Classification System (NAICS) code descriptions. Figure 1 shows a map of central and southeastern Iowa City, IA. The industrialized area of concern is highlighted in red.

Figure 1: Map of central and southeastern Iowa City



Table 1: Facilities with air permit in the industrialized area of southeast Iowa City, IA.

Facility Name	Address (Iowa City, IA)	NAICS Description
Economy Advertising	2800 Hwy 6 E	Commercial Lithographic Printing
Hawkeye Industries Inc	2415 Heinz Rd	Commercial Screen Printing
IAC Iowa City, LLC	2500 Hwy 6 E	All Other Motor Vehicle Parts Manufacturing

Loparex, Inc	2000 Industrial Park Rd	Paper Bag and Coated and Treated Paper Manufacturing
MidAmerican Energy	1630 Lower Muscatine Rd	Petroleum Bulk Stations and Terminals
Oral-B Laboratories	1832 Lower Muscatine Rd	Broom, Brush, and Mop Manufacturing
Proctor & Gamble Hair Care	2200 Lower Muscatine Rd	Soap and Other Detergent Manufacturing
River Products Co	3163 & 3269 Dubuque St NE	Crushed and Broken Limestone Mining and Quarrying

The IDNR Field Services & Compliance Bureau requested that the U.S. Environmental Protection Agency (EPA) utilize a mobile air monitoring vehicle, optical gas imaging, and air canister sampling and analysis to attempt to identify possible sources of odors in the area.

To fulfill this request, EPA conducted seven monitoring campaigns from August 19 to 22, 2024. Table 2 lists the project team members involved in the investigation. IDNR members assisted EPA members with their knowledge of the odor complaints and the surrounding area.

Table 2: Iowa City, IA monitoring campaign team members.

Team Member	Organization	Project Role
Christopher Appier	EPA Region 7	Project Lead
Charlotte Papp	EPA Region 7	Field Team Member
Kurt Levetzow	IDNR	Field Team Member
Ryan Stouder	IDNR	Field Team Member

MATERIALS AND METHODS

DART SYSTEM

The DART (Data Acquisition in Real Time) is a mobile monitoring system that is attached to a vehicle and can be deployed for geospatial air monitoring. The system can be seen installed on a vehicle as shown in Figures 2 and 3. The DART was designed by the Environmental Research Group (ERG) and is available for use by the U.S. EPA. The DART includes a photoionizing detector (PID), a global positioning system (GPS), an integrated weather station, and the ability to collect air samples via canisters. The PID and wind data can be seen live using a tablet inside the vehicle. The DART was operated according to the DART Manual issued with the equipment. The manual is included as **Appendix A**.

Figure 2: DART system installed on the top of a vehicle



Figure 3: DART system installed inside of a vehicle



The DART PID utilizes an ION Science MINIPID 2 HS (high sense) sensor. This sensor can detect volatile organic compound (VOC) levels between 0.5 ppb and 3,000 ppb. This PID is equipped with a 10.6 eV lamp, which enables it to detect approximately 95% of volatiles. Notable exceptions include most one carbon atom volatiles, acetylene, ethane, propane, and saturated (H)CFCs. For a full list of VOCs visible to this sensor, see **Appendix B**. The PID is capable of measuring all chemicals listed in **Appendix B** that have an ionization potential listed below 10.6 eV.

The PID does not speciate VOCs by chemical and the quantification is dependent on the specific speciation of chemicals being measured by the sensor. For this reason, the PID was not used as a quantitative measuring device in this investigation. It is only used as a screening tool that indicates the presence of VOCs above background levels.

The DART utilizes an Airmar 220WX-RH Weather Station. The integrated weather station measures wind speed, wind direction, pressure, relative humidity, and temperature. This allows the user to better locate the source of emissions identified by the PID. The Airmar also logs GPS coordinates so that the user can overlay a graphical representation of VOC and wind data on a satellite image along the traveled route.

The DART allows capturing air samples using Entech 1.4L MiniCans. The cannisters for this project were provided by ERG and shipped to EPA along with the DART system. The cannisters

pull in ambient air for roughly 15 to 30 seconds. After a sample is captured, the cannisters are sent to a laboratory to determine the concentration of various chemical compounds. For more information on the analysis of these cannisters, see [EPA Method TO-15](#).

OPTICAL GAS IMAGING

Optical gas imaging was conducted using a forward looking infrared (FLIR) camera model GX320 (SN:C15517 – FLIR GX 320 - 10400138). The FLIR GX320 is a portable infrared camera that visualizes methane and other VOCs emissions. The FLIR camera was used in accordance with the EPA Region 7 procedure titled: *FLIR ThermoCAM™ GasFindIR, GF320, and Similar Infrared Cameras*.

The FLIR camera also detects differences in temperature, such as hot gas exiting an industrial smoke-stack. The FLIR camera used does not quantify emissions in terms of concentration nor speciate VOCs by chemical. The FLIR camera is only a qualitative screening tool for the purposes of this investigation.

POTENTIAL SOURCE IDENTIFICATION

To identify potential sources, a vehicle equipped with the DART monitoring system was deployed along the routes shown in red in Figure 4 below.

Figure 4: Routes of the DART monitoring system.



Monitoring campaigns were conducted on the evening of August 19, and the mornings and evenings of August 20, 21, and 22. Exact start and stop times can be shown in Table 3 below. The time stamps in the DART data for August 20 are out of sync between 5:50 and 6:10 p.m.

Table 3: DART monitoring date and times.

Date	Start Time	Stop Time
08/19/2024	4:47 p.m.	6:19 p.m.
08/20/2024	7:17 a.m.	8:02 a.m.
08/20/2024	5:41 p.m.	6:10 p.m.
08/21/2024	7:00 a.m.	8:20 p.m.
08/21/2024	5:31 p.m.	7:24 p.m.
08/22/2024	7:10 a.m.	8:23 a.m.
08/22/2024	5:33 p.m.	6:51 p.m.

As discussed above, the VOC measurements using a PID provides a screening tool to observe VOCs above the typical background level. A reading markedly above background levels was used to indicate the presence of VOCs and triggered further investigation in the surrounding area.

This further investigation included using the DART's wind data and the FLIR camera to better pinpoint the source of VOCs causing a spike in the PID readings. FLIR camera videos were recorded if any emission sources were identified by the DART. The FLIR camera was also used on several occasions to scan for emission sources, even when signals above the background were not detected on the PID.

To identify the chemical compounds and their concentrations, an air canister sample was taken each day. Table 4 lists the date, time, and location of each air sample taken. The canisters were shipped to ERG for analysis on August 27, 2024, and were received on August 29, 2024.

Table 4: Date, time, and location of air canister sampling.

Date	Time	Location
08/19/2024	5:51 p.m.	41°38'5.24"N / 91°29'50.09"W
08/20/2024	6:15 p.m.	41°38'6.77"N / 91°29'52.34"W
08/21/2024	8:10 a.m.	41°38'10.52"N / 91°29'59.46"W
08/22/2024	6:34 p.m.	41°38'17.62"N / 91°29'39.47"W

RESULTS

DART MONITORING

During each of the seven monitoring campaigns, the DART detected VOC signals noticeably above background levels when nearby and downwind of the Loparex facility. No other locations along the route produced signals above the background.

Appendix C shows PID readings overlayed on a map near the Loparex facility for each monitoring campaign, except for August 19. The GPS system in the DART was not functioning properly on that day. The height of the bars corresponds to the relative reading of the PID. The arrows indicate the direction of the wind. The PID signal spikes at the starts and ends of monitoring is due to a bump check on the sensor performed by holding a magic marker in front of the inlet. This was done to confirm that the PID was functioning properly.

Figure 5 shows the PID readings overlayed on a map for the morning of August 21. The PID signal for the background can be seen by the flat green line along the route. The red push pin indicates the location of the Loparex facility. Each monitoring campaign produced similar results to this figure. All raw data from the DART system can be found in **Appendix D**.

Figure 5: PID readings for the morning of August 21.



OPTICAL GAS IMAGING

The FLIR camera identified multiple stacks with VOC emissions at the Loparex facility. A faint signal of emissions was also detected from a stack on the south side of the Proctor & Gamble

facility located at 2200 Lower Muscatine Rd. The Oral B and Alpla (2309 Heinz Rd, Iowa City, IA 52240) facilities were also viewed with the FLIR camera, but no signs of VOCs were identified.

Appendix E lists the videos captured using the FLIR camera. The video file names are non-sequential due to erroneous recordings being deleted while in the field.

CANNISTER SAMPLING

The full laboratory analysis results for the cannister sampling is presented in **Appendix F**. A concentration of ND denotes a non-detect. A concentration flagged with U denotes that the value detected was under the detection limit.

The highest concentration in each sample was toluene, with concentrations ranging from 58.8 to 425 ppb. All other concentrations ranged from undetectable levels to 3.24 ppb (benzene). Overall, toluene accounted for approximately 95 percent of the pollutants identified in the samples. Table 5 shows the toluene and benzene concentrations measured for each cannister sample.

Table 5: Cannister Sampling Toluene and Benzene Results

Cannister Number	Sample Date	Toluene Concentration (ppb)	Benzene Concentration (ppb)
1	8/19/2024	58.8	0.379
2	8/20/2024	191	0.241
3	8/21/2024	425	0.206
4	8/22/2024	76.8	3.24

DISCUSSION

Based on the results of the data collection discussed above, the Loparex facility appears to warrant further investigation. Based on the optical gas imaging and air sampling, it appears that toluene being emitted from multiple stacks at the facility. Though based on the emission inventory and the Toxic Release Inventory (TRI) reporting, toluene emissions from the facility are not unexpected.

Between 2019 and 2023, the facility reported between approximately 100,000 and 215,000 pounds of toluene emissions each year. No other facilities in the area report toluene through TRI reporting. Toluene is common solvent and is often used in adhesives, coatings, and inks. For more information on toluene, see <https://www.epa.gov/sites/default/files/2016-09/documents/toluene.pdf>. For frame of reference, the average levels of toluene measured in rural, urban, and indoor air averaged 0.3, 2.9, and 8.4 ppb, respectively.

According to the CDC's data on the [health effects of toluene](#), the lowest no-observed-adverse-effects level (NOAEL) for inhalation is 20 ppm. The highest values observed during this study are approximately 100 times less than the lowest NOAEL.

The Loparex facility emissions are controlled through state issued and federally enforceable permits, as well as several federal regulations. These regulations are listed in Table 6 below. Though the emissions are regulated, this does not mean that no emissions are illegal. The presence of toluene may not indicate that air quality laws or permits have been violated. Further investigation is necessary to make that determination.

Table 6: Regulations Applicable to Loparex

Regulation	Regulation Name
40 CFR Part 60, Subpart RR	Standards of Performance for Pressure Sensitive Tape and Label Surface Coating Operations
40 CFR Part 63, Subpart JJJJ	National Emission Standards for Hazardous Air Pollutants: Paper and Other Web Coatings
40 CFR Part 63, Subpart KK	National Emission Standards for the Printing and Publishing Industry
40 CFR Part 63, Subpart DDDDD	National Emission Standards for Hazardous Air Pollutants for Major Sources: Industrial, Commercial, and Institutional Boilers and Process Heaters

The information collected only represents the data collected over a relatively short period of time. The data does not conclude that there are no other possible sources of emissions in the area.



United States Environmental Protection Agency
Region 7
Enforcement and Compliance Assurance Division

Air Branch

**Air Branch Inspection Report
Unannounced Full Compliance Evaluation
Loparex, Inc.
2000 Industrial Park Road
Iowa City, Iowa 52240
FRS# 110017406608**

Inspection Date(s):
December 10-11, 2024

Christopher Appier, Inspector, ECAD, Air Branch

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Authorized for Release by:

Jodi Bruno, Air Branch Manager, ECAD

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11201 Renner Boulevard
Lenexa, Kansas 66219

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APPENDICES

- A – DART Monitoring Report (# pages)
- B – Confidential Business Information (2 pages)
- C – Receipt for Samples (1 page)
- D – Field Video Log (1 page)
- E – Field Photograph Log (74 pages)

**This Contents page shows all the sections contained in this report
and provides a clear indication of the end of this report.**

INSPECTION OVERVIEW

INSPECTION OBJECTIVE

The objective of the full compliance evaluation (FCE) inspection was to determine compliance of the facility with the Clean Air Act (CAA), specifically those requirements listed in **Table 1**. The facility was identified as a possible source of odors and flagged for further investigation during an ambient air monitoring campaign conducted by the EPA in August 2024. The monitoring campaign report can be found in **Appendix A**.

Table 1. Applicable Regulations

Code of Federal Regulation	Standard Name
40 CFR Part 60	Subpart A, General Provisions
40 CFR Part 60	Subpart RR, Standards of Performance for Pressure Sensitive Tape and Label Surface Coating Operations
40 CFR Part 63	Subpart A, General Provisions
40 CFR Part 63	Subpart KK, National Emission Standards for the Printing and Publishing Industry
40 CFR Part 63	Subpart JJJJ, National Emission Standards for Hazardous Air Pollutants: Paper and Other Web Coating
40 CFR Part 63	Subpart DDDDD, National Emission Standards for Hazardous Air Pollutants for Major Sources: Industrial, Commercial, and Institutional Boilers and Process Heaters

Table 2 lists the inspection team members.

Table 2. Project Team Members

Team Member	Organization	Project Role
Christopher Appier	EPA Region 7, ECAD, Air Branch	Lead inspector
Ryan Stouder	Iowa Department of Natural Resources (IDNR)	Field team member

FACILITY CONTACT INFORMATION

Table 3 lists the primary facility contacts alphabetically.

Table 3. Facility Contact Information

Name, Title	Phone No.	Email Address
Bill Fahey, Maintenance and Engineering Manager	(708) 927-2904	bill.fahey@loporex.com
Marc Tucker, EHS Manager	(319) 538-4029	marc.tucker@loporex.com
Heather Schebel, Environmental Consultant	(515) 710-1059	heather@schebelplc.com

FACILITY OVERVIEW

The facility began operations in 1969. Loparex purchased the facility in 2001. The facility is operated 24 hours a day, 7 days a week and employs approximately 165 employees.

The facility produces specialty paper and film release liners. Operations include chemical storage and mixing, paper and film treatment, primer and coating applications, drying, printing, cutting, and auxiliary heat production.

The last onsite compliance monitoring activity at the facility was on December 19, 2022, and consisted of a FCE inspection conducted by IDNR. IDNR completed a Title V certification review on March 29, 2024.

According to EPA's [Enforcement and Compliance History Online](#) (ECHO) website, there has been one formal enforcement action at this facility in the past five years. EPA issued an Administrative Order on June 7, 2022, under the Resource Conservation and Recovery Act (RCRA) program.

According to Loparex's Title V operating permit issued by the Iowa Department of Natural Resources (IDNR) on March 17, 2022, the facility is subject to the regulations and standards subject to review during this inspection as noted in **Table 1**.

FACILITY OPERATIONS SUMMARY

The facility consists of nine production lines that produce various specialty paper and film release liners, and auxiliary equipment such as mixing booths and a boiler. Table 4 shows the various emission units for each production line and which regulation is applicable.

Table 4. Emission Units and Applicable Regulations

Line	Emission Point	Emission Unit	Description	NSPS	NESHAP
3	EP-003-1	EU-003-1	Corona Treater	RR	JJJJ
	EP-003-2	EU-003-2	Electron Beam Curing #1	RR	JJJJ
	EP-003-3	EU-003-3	Electron Beam Curing #2	RR	JJJJ
	EP-003-5	EU-003-5	UV Cure	RR	JJJJ
8	EP-008-1	EU-008-1A	Primer Coater		JJJJ
		EU-008-1B	Primer Coating Dryer		JJJJ
	EP-008-3	EU-008-3	Extrusion Coater		
	EP-008-4	EU-008-4	Print Treater		
12	EP-012-1A	EU-012-1C	Press Printer		KK
		EU-012-1D	Infrared Oven		KK
	EP-012-1	EU-012-1A	Primer Coater 1		KK
		EU-012-1B	Primer Dryer 1		KK
	EP-012-2	EU-012-2	Extruder Laminator 1		KK
	EP-012-3	EU-012-3	Primer Coater and Dryer 2		KK
	EP-012-4	EU-012-4	Extruder Laminator 2		KK
	012-5a	012-5-1a	Infeed Corona Treater		
		012-5-1b	Infeed Corona Treater		
	012-5b	012-5-2	Extruder #1 Treater		

	012-5c	012-5-3	Extruder #2 Treater		
14	EP-014-1	EU-014-1	Print Treater		JJJJ
	EP-014-3C	EU-014-3C	Silicon Coating Dryer 1, Zone 3		JJJJ
	EP-014-5C	EU-014-5C	Silicon Coating Dryer 2, Zone 3		JJJJ
	EP-014/016	EU-014-2	Floor Sweep from Coating Booth		JJJJ
		EU-014-3A	Silicon Coating Dryer 1, Zone 1		JJJJ
		EU-014-3B	Silicon Coating Dryer 1, Zone 2		JJJJ
		EU-014-5A	Silicon Coating Dryer 2, Zone 1		JJJJ
		EU-014-5B	Silicon Coating Dryer 2, Zone 2		JJJJ
		EU-014-6	Mixing Booth		
		EU-016-2	Floor Sweep from Coating Booth		JJJJ
		EU-016-3A	Silicon Coating Dryer 3, Zone 1		JJJJ
		EU-016-3B	Silicon Coating Dryer 3, Zone 2		JJJJ
		EU-016-3C	Silicon Coating Dryer 3, Zone 3		JJJJ
		EU-022-2	Rod Coating Head	RR	JJJJ
		EU-022-3	Arch Type Dryer Oven	RR	JJJJ
22	EP-022-1	EU-022-1	Mixing Room		
	EP-022-3	EU-022-2	Bypass: Rod Coating Head	RR	JJJJ
		EU-022-3	Bypass: Arch Type Dryer Oven	RR	JJJJ
	EP-022-4	EU-022-4	Corona Treater	RR	JJJJ
15	EP-015-1	EU-015-1a	Ink Dryer (2 MMBtu/hr)		KK
		EU-015-1b	Ink Application		KK
	EP-15-2	EU-15-2	Mix Booth		
16	EP-016-1	EU-016-1a	Corona Treater		JJJJ
		EU-016-1b	Flame Treater		JJJJ
	EP-016-4	EU-016-4	Mixing Area for Silicon Coatings		JJJJ
17	EP-017-1	EU-017-1	Corona Print Treater	RR	JJJJ
	EP-017-2 & EP-017-BP	EU-017-2	Coating Booth Floor Sweep	RR	JJJJ
		EU-017-3A	Silicon Coating Oven, Zone 1	RR	JJJJ
		EU-017-3B	Silicon Coating Oven, Zone 2	RR	JJJJ
	EP-017-3	EU-017-3C	Silicon Coating Oven, Zone 3	RR	JJJJ
	EP-017-4	EU-017-3D	Silicon Coating Oven, Zone 4	RR	JJJJ
	EP-17-5	EU-017-4	Mix Booth		
18	EP-17-6	EU-017-5	Auxiliary Heater		DDDDD
	EP-018-1	EU-018-1	Print Treater	RR	JJJJ
	EP-018-2 & EP-018-BP	EU-018-2	Coating Booth Floor Sweep	RR	JJJJ
		EU-018-3A	Silicon Coating Oven, Zone 1	RR	JJJJ
		EU-018-3B	Silicon Coating Oven, Zone 2	RR	JJJJ
	EP-018-3	EU-018-3C	Silicon Coating Oven, Zone 3	RR	JJJJ
	EP-018-4	EU-018-3D	Silicon Coating Oven, Zone 4	RR	JJJJ
	EP-018-5	EU-018-4	Mix Booth		
	EP-018-6	EU-018-5	Auxiliary Heater		DDDDD
	EP-018-7	EU-018-6	Boiler		DDDDD

	EP-018-8	EP-018-7	Flame Treater		
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FIELD ACTIVITIES SUMMARY

I arrived at the facility on December 10, 2024, at 9:30 a.m. I completed a drive by surveillance and did not observe visible emissions. I made entry at the front door at 9:45 a.m. and introduced myself and Ryan Stouder, presented my credentials, and provided my business card to Mr. Tucker. I conducted an opening conference during which I explained that the purpose of the visit was to conduct an inspection to determine compliance with the CAA, specifically, to determine compliance with the regulations and standards listed in **Table 1**. I explained that after asking for some general business information, I would observe process units, emission units, control equipment, and also review associated records demonstrating compliance with the applicable permit and regulatory requirements. I explained to Mr. Tucker that the facility would have an opportunity to make a claim of business confidentiality at the end of the inspection and provided him with a Confidential Business Information (CBI) form. Mr. Tucker did make a claim of confidentiality (**Appendix B**).

After the opening conference, I asked Messers. Tucker and Fahey questions about the facility's operations, reviewed the facility map, and discussed their investigations into community odor complaints.

The inspection team was given a facility tour by Messers. Fahey and Tucker. I wore a hard hat, steel toed boots, safety glasses, ear plugs, and cut resistant gloves during the facility tour per my site health and safety plan.

I obtained copies of the records as indicated on the Receipt for Documents (**Appendix C**) via a shared OneDrive folder. The documents were uploaded on December 12, 2024, through January 6, 2025. I received a paper copy of the facility map during the inspection.

I conducted optical gas imaging which is described in the **Measurement Activities** section below.

We broke for lunch at 11:45 a.m. and returned to the inspection at 12:45 p.m. The facility tour continued with Mr. Fahey and Ms. Schebel. After the facility tour, I discussed emission calculations with Ms. Schebel. I left the facility at 3:10 p.m.

I returned to the facility at 8:35 a.m. on December 11, 2024. Ms. Schebel and I continued our discussion on emission calculations. I also discussed the facility's wastewater handling with Mr. Fahey.

I conducted a closing conference with the facility contacts listed in Table 3. I provided the facility with copies of the CBI form and a Receipt for Documents. I left the facility at 10:15 a.m.

Observations and potential findings from the facility tour, records review, and measurement activities are noted in the **Investigation Observation and Potential Findings** section below.

Measurement Activities

I conducted optical gas imaging throughout the entire facility during the onsite inspection. A video was captured when emissions were observed and can be found in **Appendix D. Table 5** summarizes field measurement and field sampling activities.

All environmental measurement activities were performed in accordance with the EPA Region 7 quality system.

Table 5 summarizes field measurement activities.

Table 5. Field Measurement Activities		
Date	Method and/or Procedure ¹ , and Equipment	Measurer Name
December 10, 2024	Region 7 procedure: <i>FLIR ThermoCAM™ GasFindIR, GF320, and Similar Infrared Cameras</i> Equipment: FLIR GX320, C15517 - FLIR GX320 – 10400138	Christopher Appier
¹ The current version of each procedure, at the time of the investigation, was followed.		

INVESTIGATION OBSERVATIONS AND POTENTIAL FINDINGS

Ambient weather, site conditions, and field activities were documented in the field records. All photographs are attached as **Appendix E**. I made the following observations during the inspection. I discussed all observations with facility representatives during the closeout meeting unless otherwise noted in the observation description.

These observations are not final compliance determinations. The EPA Region 7 Air Branch case review team will make the final compliance determinations based on its review of this report and other technical, regulatory, and facility information.

The equipment present at the facility appears to match the equipment listed in the facility's permits.

During the inspection, I observed emissions coming from the equipment in the line 14 mixing room. A video was recorded and can be seen in Appendix D. I did not observe any leaks from the underground storage tanks outside of the facility.

The records submitted to demonstrate compliance with the regulations listed in Table 1 are still under review as of the time of this report writing.

End of report.



CITY OF IOWA CITY COUNCIL ACTION REPORT

June 5, 2025

2024 Residential Development Report

Attachments: [2024 Residential Development Report](#)

2024 Residential Development Report

CITY OF IOWA CITY

Neighborhood & Development Services

CITY OF IOWA CITY | 410 E. WASHINGTON STREET, IOWA CITY, IA 52240

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Introduction

Residential development is the process by which land is prepared for new dwellings, either through new construction on vacant land or redevelopment of land that has been previously developed. Every year, the City of Iowa City analyzes local data to identify development patterns and track recent and longer-term trends. The goal is to provide accurate information that can inform land use and planning decision-making processes.

One of the fundamental aspects of planning is accommodating the growth of the community. Where a demand for housing goes unmet, the City may see impacts to its population growth and the growth of surrounding communities. This in turn can negatively affect the City's sustainability and housing affordability goals.

The Metropolitan Planning Organization of Johnson County (MPOJC) projects a demand for around 10,200 new residents in Iowa City between 2020 and 2030.

This requires the construction of approximately 4,610 new dwellings to accommodate this growth between 2020 and 2030.

Report Highlights

- Subdivision activity in 2024 dropped well below average, with sharp declines across all housing types—especially single-family lots, which fell 75% below the 5-year average. No new attached single-family or duplex lots were platted.
- Single-family permits in 2024 slightly exceeded five-year trends, but total permits were less than half the 10-year average, with multi-family at a decade low and almost no attached single-family or duplex activity.
- Dwelling demolitions declined significantly in 2024, with just 11 units removed—well below the five-year average of 34 and the ten-year average of 39.
- Activity in the University Impact Area was also lower this year due to a lack of multi-family development. Furthermore, the trend of converting duplexes to single-family homes continued, but slowed in the area.
- The number of buildable vacant lots increased in 2024, largely due to new infrastructure and a revised method for counting infill lots.¹
- If permitting trends from 2020 through 2024 continue, the City is expected to only meet 68% of its demand for new housing by 2030 with a deficit of approximately 1,490 dwelling units.

Important Definitions

Single-Family	Duplex	Multi-Family	Accessory Dwelling
• 1 principal dwelling unit on 1 lot • May be detached from (SFD) or attached to (SFA) adjacent units (i.e. townhomes or zero lot-line dwellings) • May have an accessory dwelling	• 2 principal dwelling units on 1 lot (DUP) • May have an accessory dwelling	• 3 or more principal dwelling units on 1 lot (MF) • Examples include apartments, condominiums, and townhome-style multi-family buildings. • For mixed use buildings, all dwellings are considered multi-family	• 1 accessory dwelling unit on 1 lot with another principal use (ADU) • May be accessory to a single-family or duplex use

1. There was a change in methodology in the 2024 analysis of vacant lots. Previously lots that were owned by the adjacent landowners were not counted as vacant lots because it was assumed that these properties will likely be sold together in the future. That assumption was removed, contributing to the increase in vacant lots when comparing 2024 to 2023.

Final Plat Activity

Final plats are a subdivision process that permanently delineates the location and dimensions of features pertinent to the transfer of property. Final plats are a leading indicator for the anticipated number of single-family and duplex dwelling units. To a lesser extent, it can foreshadow the development of multi-family dwellings.

Average Dwelling Units Accommodated by Lots Platted

2015-2024 (10 yr)

273 units/yr

SFD: 85 units/yr
SFA/DUP: 16 units/yr
MF: 172/yr

2020-2024 (5 yr)

221 units/yr

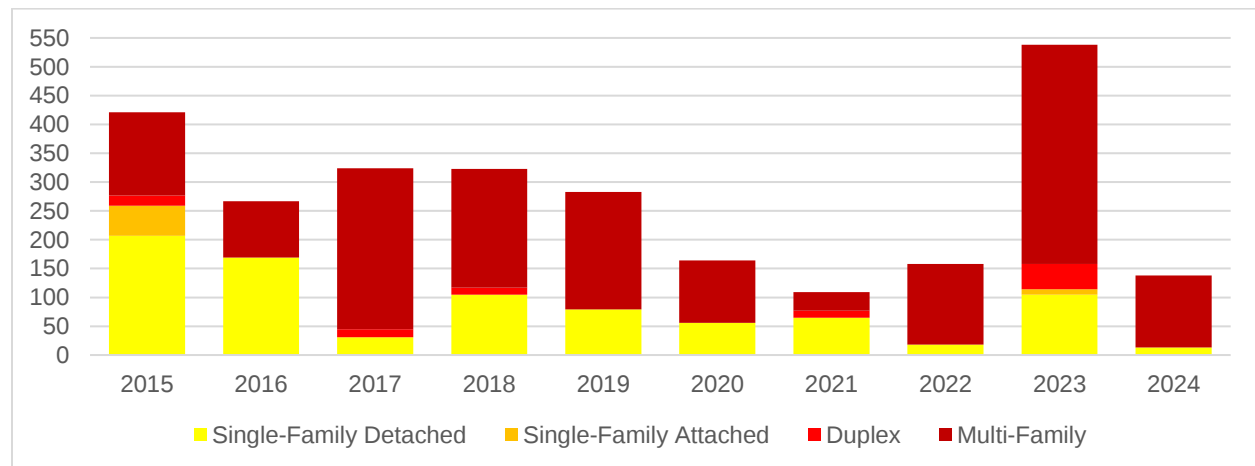
SFD: 51 units/yr
SFA/DUP: 13 units/yr
MF: 157/yr

New Dwelling Units by Final Plat, 2024

Fewer lots were created in 2024 when compared to five- and ten-year averages. Nearly all final plats created small SF lots, mostly in infill locations. All the proposed new multi-family units were the product of the Western Home GPD plat.

Subdivision	SFD	SFA	DUP	MF
Pine Grove Part Two	4	0	0	-8
Ronalds	2	0	0	0
Highlander Development Fifth Addition	0	0	0	0
Bab's First Addition	1	0	0	0
Brickyard Hollow	6	0	0	0
Western Home GPD	0	0	0	133
Total	13	0	0	125

Anticipated Dwelling Units Accommodated by Lots Platted

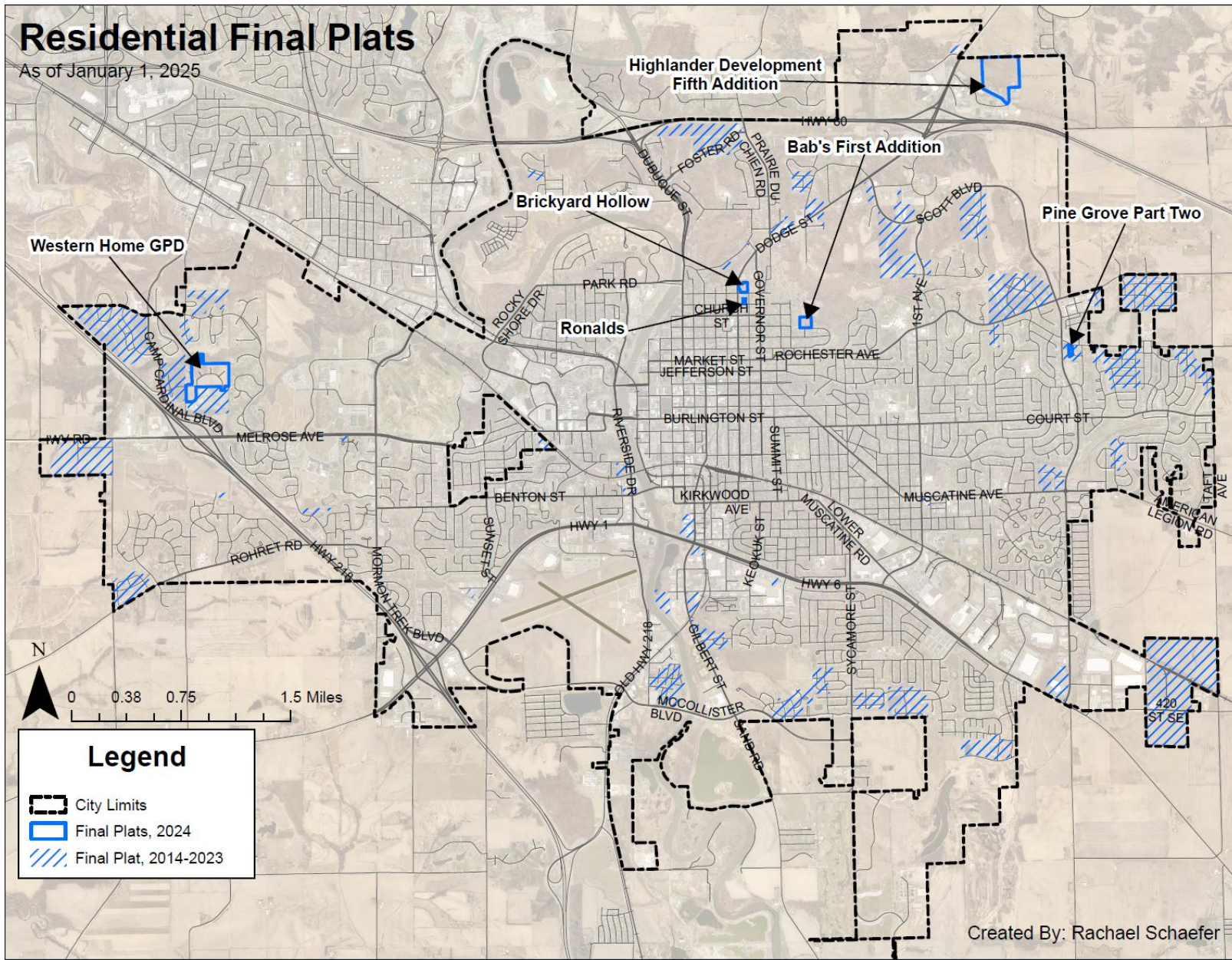


	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Single-Family Detached	207	169	31	105	79	56	65	18	105 ²	13
Single-Family Attached	52	0	0	0	0	0	0	0	9	0
Duplex	18	0	14	12	0	0	12	0	44	0
Multi-Family	144	98	279	206	204	108	32	140 ¹	380	125 ³
Total	421	267	324	323	283	164	109	158	538	138

¹ Includes 120-bed assisted group living use

² Includes 35 manufactured housing units

³ Includes a reduction of 8 units due to a replat & 32 assisted living units



Building Permit Activity

The issuance of a building permit is the final administrative approval of building plans to allow new construction. It is the last step of the residential development process and provides a basis for how many new dwellings are expected in the near future. Demolition permits are a type of building permit that allows the removal of a structure. Both indicate the anticipated change in dwellings.

Average Dwelling Units Permitted

2015-2024 (10 yr)

490 units/yr

SFD: 106 units/yr
SFA/DUP: 13 units/yr
MF: 371/yr
ADU: <1/yr

2020-2024 (5 yr)

313 units/yr

SFD: 94 units/yr
SFA/DUP: 5 units/yr
MF: 213/yr
ADU: <1/yr

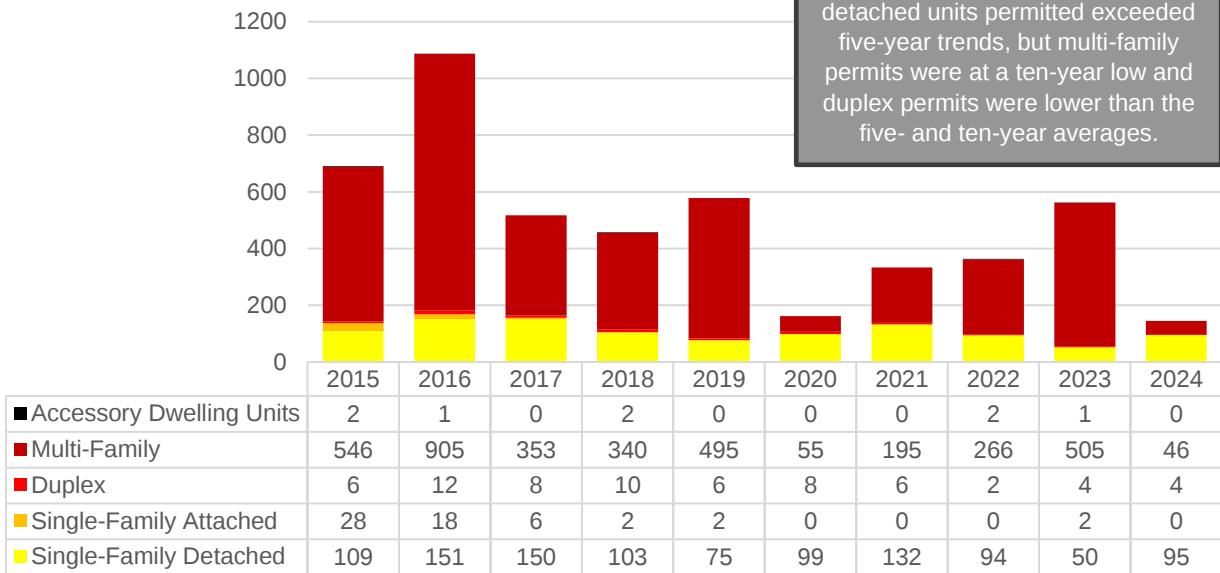
Net Change in Dwelling Units

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Units Permitted	691	1,087	517	457	578	162	333	364	562 ¹	145 ²
Units Demolished	-32	-160	-12	-13	-4	-12	-7	-22	-120	-11
Net Change in Units	659	927	505	444	574	150	326	342	442	134

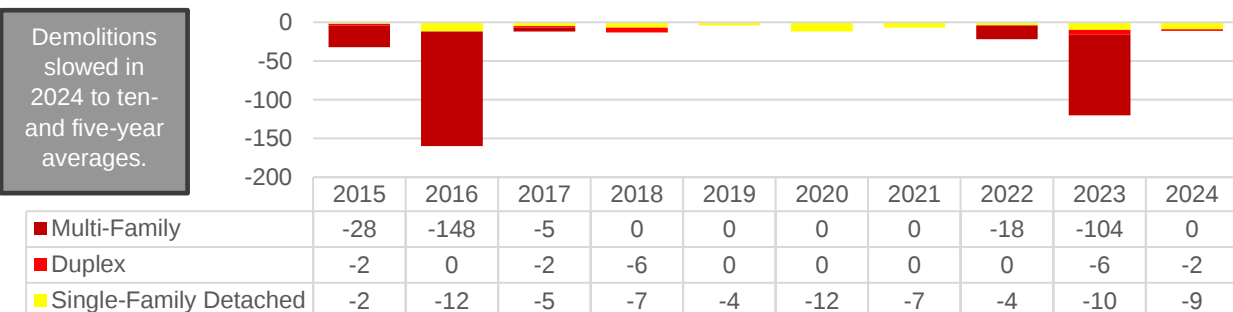
¹ Includes 120-bed assisted group living use and 22-bed community service - shelter use

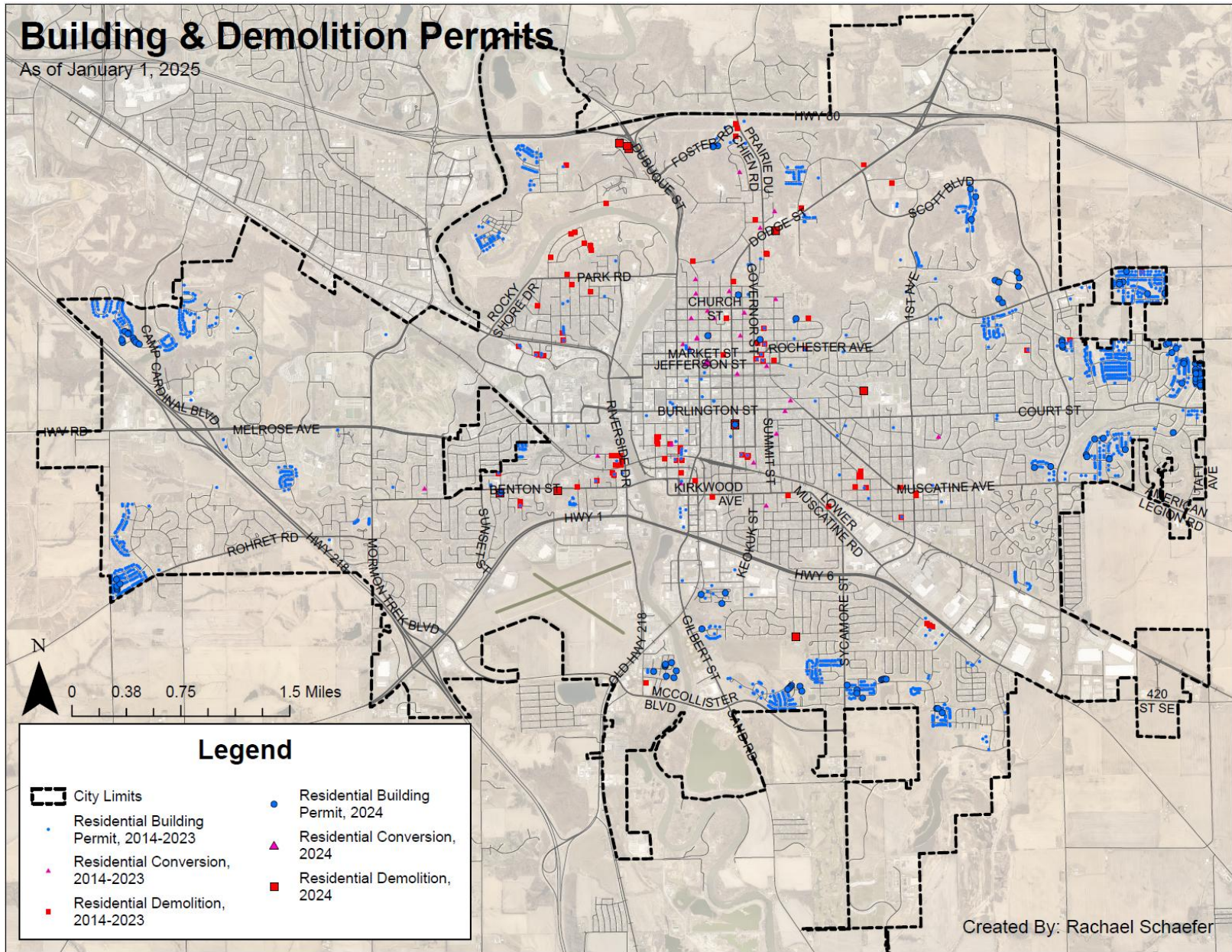
² Includes senior living facility with 12 beds

New Dwelling Units (based on building permit issuance)



Dwelling Units Demolished (based on demolition permit issuance)





University Impact Area Activity

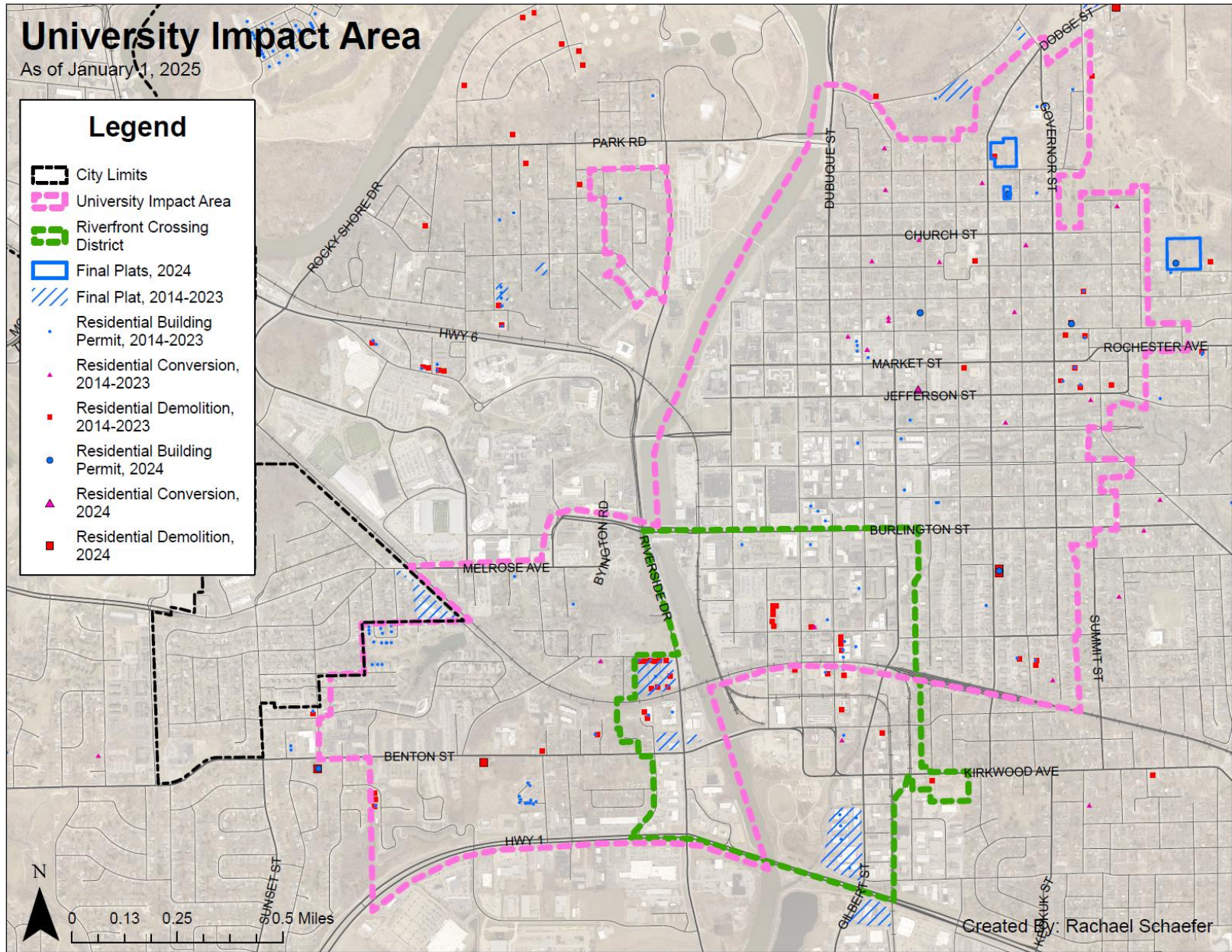
Changes in the University Impact Area (UIA) are often attributable to large redevelopment projects in the Riverfront Crossings (RFC) District. In 2024, there were three single-family detached homes and one townhome style multi-family building (5 units) developed in the UIA. No residential building permits were issued in the RFC District.

Regarding demolitions in the UIA in 2024, all occurred outside of the RFC District. Two single-family homes were demolished for the townhome-style multi-family development on S. Dodge St. and one single-family home was demolished on W. Benton St. for unknown purposes.

The University impact Area includes residential neighborhoods near the University of Iowa campus that contain higher levels of undergraduate students, including but not limited to the Northside/Goosetown, College Hill, Melrose, and Miller Orchard neighborhoods.

University Impact Area Permit Activity

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Building Permits										
Single-Family Detached	2	1	6	4	1	1	1	1	3	3
Duplex	0	8	4	4	0	2	2	0	0	0
Multi-Family	167	531	157	193	151	4	110	5	291	5
Acc. Dwelling Unit	0	0	0	0	0	0	0	1	1	0
Demolition Permits										
Single-Family Detached	-1	-4	-2	-1	-1	-3	-2	-1	-8	-3
Duplex	-2	0	0	-4	0	0	0	0	-2	0
Multi-Family	-16	-3	-5	0	0	0	0	0	-104	0
Net Change in Units	150	533	160	196	151	4	111	6	181	5
Conversions										
DUP to SFD	1	1	0	2	1	2	0	4	3	1
MF to SFD	0	0	0	0	0	0	0	0	0	0
MF to Non-Residential	0	0	1	0	0	0	0	0	0	0
Non-Residential to DUP	0	0	0	0	0	0	0	0	1	0



Lot Supply

Examining the supply of vacant, buildable lots provides an understanding of the growth capacity within existing areas of Iowa City. It is an especially important predictor for single-family and duplex development because most of that type of building activity occurs on recently created lots. However, many multi-family dwellings are created by redeveloping existing sites, so the supply of multi-family lots is less of a leading indicator for that type of development.

Percent of units permitted in the past 10 years on recently created lots (i.e. lots created since 1990):

- Single-Family Detached: 96%
- Single-Family Attached: 100%
- Duplex: 85%
- Multi-Family: 32%

Existing Vacant Lots

To issue a building permit for a newly created lot, public infrastructure such as streets, water and sewer lines, and stormwater facilities must be provided. Lots that were created but have no infrastructure are considered unimproved and are not yet buildable. Once infrastructure is provided, a lot is considered buildable and can have a building permit issued.

Most unimproved lots tend to be from recently created subdivisions where infrastructure is still under construction. However, lots are occasionally platted but remain unimproved for several years, and in limited cases remain unimproved for decades (and will likely never become buildable).

Buildable Status of Existing Vacant Lots by Building Type

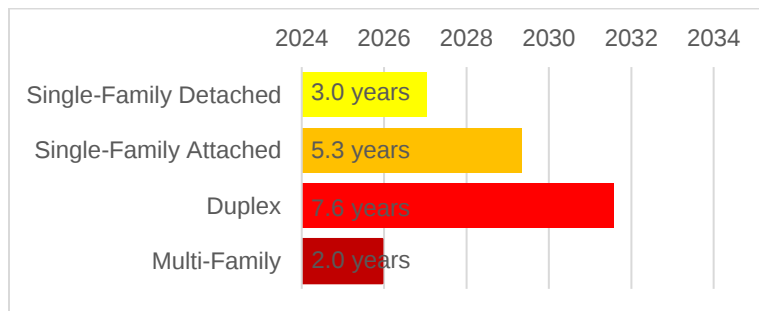
Dwelling Type	Unimproved		Buildable		Total	
	Lots	Units	Lots	Units	Lots	Units
Single-Family Detached	36	36	321	321	357	357
Single-Family Attached	24	24	31	31	55	55
Duplex	4	8	25	50	29	58
Multi-Family	4	56	21	726 ¹	25	782 ¹

¹ Does not include an anticipated number of units on 3 vacant lots that have unrestricted density.

Vacant Lot Supply Build-Out Analysis

A build-out analysis of the vacant lot supply estimates how long it would take for the current number of vacant, buildable lots to be developed based on the 10-year average in building permits issued by building type. Several factors can improve the outlook, such as the construction of infrastructure for unimproved lots. Overall, this analysis is more important for single-family and duplex development.

Anticipated Build Out of Current Vacant Lot Supply



The anticipated build-out timeframe for vacant single-family lots increased from 2023 due to low building permit numbers, the construction of new infrastructure which made older lots buildable, and the addition of buildable infill lots to the data. The duplex build-out timeframe increased due to the recent creation of duplex lots. It is anticipated that many of the platted duplex lots will be developed sooner than noted here.

Development Projection

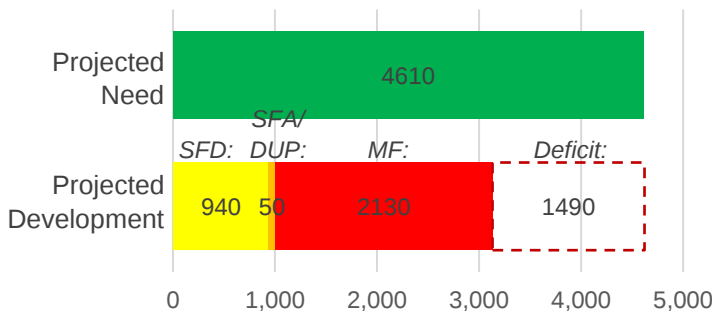
Accommodating new residential growth is a fundamental aspect of planning for the future of Iowa City. To determine if Iowa City's anticipated needs will be met, the City compares the number of permits recently issued to expected population growth.

Anticipated Supply and Demand

The Metropolitan Planning Organization of Johnson County projects that Iowa City's population will reach approximately 85,070 residents by 2030, which is an increase of around 10,240 new residents from 2020 through 2029. This suggests a demand for just over 4,610 new dwelling units within that timeframe.

Alternatively, development can be projected using the five-year average (2020-2024) number of dwelling units permitted annually. If the anticipated number of new dwelling units is less than the projected need, then it indicates that the future supply of housing will be inadequate to accommodate projected growth.

Projected Need vs. Projected Development (in dwelling units)



Recent permit trends (i.e. since 2020) suggest the City will only see 3,120 new units developed between 2020 and 2030. This accommodates just 68% of projected housing demand, leaving a deficit of 1,490 units. This shortfall represents a 430-unit increase from the 2023 projection, indicating that the housing deficit is growing.

Discussion

Recent building permit trends suggest that the City will not meet its projected demand for new housing, which can have negative repercussions. First, excess housing demand may encourage additional growth in nearby cities, such as Tiffin or North Liberty, which have seen a proliferation of new residential development. This can negatively impact the City's environmental goals as homes are built further from employment centers and commuting distance, car dependence, and traffic congestion increases. In addition, an insufficient supply of housing can increase the cost of housing - when the supply cannot meet the demand for new dwellings, Iowa City will become less affordable.

Consequently, it is important to continue encouraging residential growth in areas that have access to City services, such as in infill locations, as well as in the City's designated growth areas which are anticipated to become part of the City in the future. Policies for development are laid out in more detail in the City's Comprehensive Plan.



CITY OF IOWA CITY COUNCIL ACTION REPORT

June 5, 2025

May 2025 Building Statistics

Attachments: [May 2025 Building Statistics](#)

Iowa City Building Permits

Issue date between 5/1/2025 and 5/31/2025

Permit Type	Work Class	Permit Type	Permit #	Issue Date	Address	Description	Applicant	Value
Building (Commercial)	Accessory Structure	Accessory Structure	BLDC25-0052	5/22/2025	1317 DOVER ST	Mercer Park ballfield improvements project	McComas-Lacina Construction Phil Keppler	\$3,000,000
		Building (Commercial) - Accessory Structure Total						\$3,000,000
	Addition	Addition						\$0
		Building (Commercial) - Addition Total						\$0
	Alteration	Alteration	BLDC24-0139	5/1/2025	1800 STEVENS DR	Remodel of former retail space to convert it to a worship space for a church (Mision Cristiana Church).	CLAD Architecture Chucho Loria	\$150,000
		Alteration	BLDC24-0080	5/12/2025	919 Highway 1 W	Install interior & exterior doors, re-work existing exterior pavement to accommodate new exterior doors and update hardware (Walmart).	CESO, Inc Dee Mock	\$120,000
		Alteration	BLDC25-0047	5/12/2025	1180 FOSTER RD	Tear off existing shingle roof & install new shingles.	J&M Martinez Construction Inc Abel Martinez	\$87,875
		Alteration	BLDC25-0051	5/27/2025	1927 KEOKUK ST	Convert a lower level window into an exit door with sidelight. Add an exterior stair/ramp to access this new door. Both located on west side of the building.	C-Wise Design and Consulting LLC Martha Norbeck	\$55,000
		Alteration	BLDC25-0058	5/28/2025	645 S LUCAS ST	Remove & replace two staircases. One is located on the east side of the building & the other on the west side of the building.	KMB PROPERTY MANAGEMENT Liz King	\$11,000
		Alteration	BLDC25-0055	5/28/2025	450 1 W	Interior renovations of a 1602 SF space, including interior cabinetry updates/additions, appearance face-lift of the existing space (flooring, Paint, decals, etc), and minor electrical work as reflected on plans.	Vanessa Cantu	\$80,000
		Building (Commercial) - Alteration Total						\$503,875

Building (Commercial)	New	New	BLDC25-0014	5/8/2025	200 E PARK RD	Demolition and replacement of City Park swimming pool, swimming pool deck & enclosure; swimming pool facilities (bathhouse building & filter building). Site improvements include: site utilities replacement for new facilities, new concrete walks, & minor asphalt pavement replacement.	Williams Architects Alexis Henke	\$18,000,000	
		New	BLDC25-0038	5/15/2025	21 STURGIS CORNER DR	New freestanding shell building for new quick serve restaurant. Work includes, but not limited to, site work, building shell & structural work . Interior build-out plans will be submitted later. (New Chipotle restaurant)	Blake Humphrey	\$480,000	
		Building (Commercial) - New Construction							\$18,480,000
		Repair	Repair	BLDC25-0046	5/1/2025	430 S VAN BUREN ST	Siding installation on apartment building.	J&M Martinez Construction Inc Abel Martinez	\$12,918
	Repair		BLDC25-0041	5/12/2025	702 N DUBUQUE ST	Removing & replace existing retaining wall & install new volleyball/sports court & replace other concrete as needed. All located on the northeast side of the property.	Hardscape Solutions of Iowa Nathan Andrews	\$361,000	
	Repair		BLDC25-0043	5/29/2025	302 RIDGELAND AVE	Remodel of restrooms, minor finish upgrades & expansion of lower-level restrooms.	Neumann Monson Architects Jesse James Bulman	\$85,000	
	Building (Commercial) - Repair							\$458,918	
	Tenant Build-Out	Tenant Build-Out						\$0	
		Building (Commercial) - Tennant Build-Out Total							\$0
	Building (Commercial) Total								\$22,422,793
Building (Residential)	Accessory Building	Accessory Building	BLDR25-0147	5/27/2025	1087 MEADOWLARK DR	Installation of 14x35 inground fiberglass pool with a automatic safety cover & 1200 sq ft patio surround on the southeast side of the house.	Aqua-Struction, Inc Landon Branchini	\$135,880	
		Building (Residential) - Accessory Building Total							\$135,880
	Accessory Dwelling Unit (ADU)	ADU						\$0	

Building (Residential)							Building (Residential) - Accessory Dwelling Unit (ADU) Total	\$0
	Addition	Addition	BLDR25-0119	5/12/2025	94 LINDEMANN DR	Construction of a new 12'x13' sunroom on the east side of the house. Will also be replacing the decking & railing on the existing deck.	Home Town Restyling Brad Winn	\$49,724
		Addition	BLDR25-0126	5/12/2025	3527 ROHRET RD	New in-ground pool & deck on west side of property. Permit applied for & issued after the project was completed.	Dana R Vernon	\$10,000
		Addition	BLDR25-0135	5/13/2025	4130 NEWCASTLE DR	Dining room & pantry addition, expansion of existing sunroom with unfinished basement below (northside of house) & replace existing deck & move deck stairs (north side of house).	McCreedy-Ruth Construction, LLC Kevin McCreedy	\$240,000
		Addition	BLDR25-0144	5/13/2025	1430 ROCHESTER AVE	Add a new deck, pergola & retaining wall, on north side of house.	GoldSmith Properties LLC Anthony Smith	\$10,000
		Addition	BLDR25-0109	5/14/2025	1 WELLESLEY WAY	New 16x16 screen porch addition on south side of house. Work includes porch conversion windows, bolted ceiling, one ceiling fan, 16x 42 footings & stairs build to code.	JPC Construction & Cabinetry Juan Pablo Cabrera	\$40,000
		Addition	BLDR25-0113	5/19/2025	860 MCCOLLISTER CT	Addition 1-story sunroom on northeast side of house.	Rediger Construction Inc. Justin Rediger	\$100,000
		Addition	BLDR25-0145	5/22/2025	1221 SHERIDAN AVE	Addition to east side of house. Add 1 bedroom, bathroom & dining area (HPC25-0006).	Horizon Architecture Michael Nolan	\$100,000
		Addition	BLDR25-0150	5/22/2025	123 MONTROSE AVE	Install new 19x10 deck on west side of house. Would like to attach to existing concrete pad with redheads so it will stay even with the pad if any movement happens. Install four new 14x42 inch footings at back of deck where ground slopes down. There is no railing or stairs.	Randy Wessling Construction Randy Wessling	\$9,000
		Addition	BLDR25-0164	5/28/2025	681 SHERWOOD DR	Add an 8'x17.5' section of deck to the southeast side of the existing deck. The only change to the old deck is to remove the railing so that the new deck can be connected to it.	T&T Home Improvement Tanner Heitz	\$20,286
		Addition	BLDR25-0160	5/29/2025	2910 BROOKSIDE DR	Add 4-season porch with grilling deck and stairs. 22x14 (north side of house) , kitchen Remodel & electrical service upgrade,	Richard Repairs L.L.C, Michael Richard	\$225,000

Building (Residential)	Building (Residential) - Addition Total							\$804,010
	Alteration/ Remodel	Alteration/ Remodel	BLDR24-0523	5/1/2025	420 W PARK RD	Remodel of basement for duplex,	GRIMES CONSTRUCTION LLC Darin Ray Grimes	\$55,000
	Alteration/ Remodel	Alteration/ Remodel	BLDR25-0123	5/1/2025	609 S DODGE ST	Add a bathroom within a large existing bedroom,	Thomas W Mentz Thomas W Mentz	\$5,000
	Alteration/ Remodel	Alteration/ Remodel	BLDR25-0125	5/5/2025	140 PENFRO DR	Remove existing 6' x 5' deck on south side of dwelling and replace with new 10' x 10' deck with 3 footings. Reuse framing from the old stairs, install new treads and risers using all treated wood 6' x 6' post, 2' x 8' beam & joist, and 2' x 6' handrail with 2' x 2' spindles,	Randy Wessling Construction Randy Wessling	\$5,000
	Alteration/ Remodel	Alteration/ Remodel	BLDR25-0133	5/5/2025	3128 ALPINE CT	Replace existing deck on north side of dwelling, with same footprint, 14' x 20' deck with stairs and railings,	Sueppel's Building and Remodeling GT Karr	\$35,000
	Alteration/ Remodel	Alteration/ Remodel	BLDR25-0134	5/6/2025	31 RITA LYN CT	Remodel an existing primary bathroom & closet area.	Modern Roots Design Build John Norman Martinek	\$79,900
	Alteration/ Remodel	Alteration/ Remodel	BLDR25-0140	5/13/2025	2009 UNION RD	Add egress window on north side of house.	Gleeson Remodeling Yimi Andino	\$3,800
	Alteration/ Remodel	Alteration/ Remodel	BLDR25-0142	5/14/2025	2935 SWEET BRIAR AVE	Interior remodel,	McDonough Structures Scott J McDonough	\$75,000
	Alteration/ Remodel	Alteration/ Remodel	BLDR25-0138	5/20/2025	1890 SHERMAN DR	Finish Basement. Add one bedroom and a bathroom.	Frontier Homes Russ Hunger	\$16,000
	Alteration/ Remodel	Alteration/ Remodel	BLDR25-0155	5/21/2025	20 COLL CT	Remove old deck & build new 12'x18' deck with new landing, railing & stairs on north side of house.	Home Town Restyling Brad Winn	\$15,826
	Alteration/ Remodel	Alteration/ Remodel	BLDR25-0143	5/22/2025	1350 SANTA FE DR	Add one bedroom in basement & install egress window on south side of house.	Chelsey Lenz	\$5,000
	Alteration/ Remodel	Alteration/ Remodel	BLDR25-0154	5/22/2025	416 RENO ST	Remove & replace asphalt shingles on the house, not replacing roof decking (HPC25-0028).	Tomlinson Cannon Matt Pemble	\$8,525
	Alteration/ Remodel	Alteration/ Remodel	BLDR25-0151	5/28/2025	340 SAMOA PL	Rebuild lower deck on north side of dwelling.	Westwinds Homeowners Association Bradley Mecham	\$7,720

Building (Residential)	Alteration/ Remodel	Alteration/ Remodel	BLDR25-0152	5/28/2025	348 SAMOA PL	Rebuild lower deck on north side of dwelling.	Westwinds Homeowners Association Bradley Mecham	\$7,220
		Alteration/ Remodel	BLDR25-0161	5/28/2025	610 ARBOR DR	Replace existing deck & rails on east side of house.	Backyard Vinyl/ Revamp Fence & Deck Mark McLaughlin	\$17,000
		Alteration/ Remodel	BLDR25-0165	5/28/2025	1106 N DUBUQUE ST	Convert the current garage into a bedroom & HVAC room. The HVAC will be used to heat and cool the room converted from the garage.	Truconstruction Chad Crigger	\$23,000
		Alteration/ Remodel	BLDR25-0159	5/29/2025	2332 LAKESIDE DR	Basement remodel. Addition of bathroom, storage & living areas	Parrott carpentry BRANDON M PARROTT	\$10,000
		Alteration/ Remodel	BLDR25-0170	5/29/2025	22 BEDFORD CT	Add basement window to north wall/NE corner of basement.	Partner Home Advantage Joseph Frederick	\$4,200
		Alteration/ Remodel	BLDR25-0172	5/29/2025	56 TEMPE CT	Add bedroom in basement, install lights and outlets. Convert part of existing garage to mudroom by adding walls & electrical.	Eicher Design Build LLC Henry H Eicher	\$36,000
		Building (Residential) - Alteration/Remodel Total						
	New	New	BLDR25-0106	5/2/2025	892 SILVER LN	New SFD, 4-bedroom, 3 car garage, ranch style w/ finished basement.	JLee Homes Jason Lee	\$398,000
		New	BLDR25-0120	5/7/2025	4634 PRESTON LN	New SFD, ranch style home w/ 5bedrooms, attached 3 car garage & finished basement.	Navigate Homes Karl Bigger	\$350,669
		New	BLDR25-0121	5/7/2025	4620 PRESTON LN	New SFD, ranch style home w/ 5bedrooms, attached 3 car garage & finished basement.	Navigate Homes Karl Bigger	\$360,430
		New	BLDR25-0127	5/28/2025	586 MACLAN CIR	New duplex, w/ 6 bedrooms total (3 on each side) w/ attached 2 car garages & finished basements.	Navigate Homes Karl Bigger	\$575,579
	Building (Residential) - New Total							\$1,684,678
	Repair	Repair	BLDR24-0516	5/2/2025	629 N GILBERT ST	Replacing masonry work to support front porch (HPC24- 0118).	KMB Property Management Liz King	\$150

Building (Residential)	Repair	Repair	BLDR25-0122	5/6/2025	403 W BENTON ST	Installing 2 helical piers to stabilize from further settlement & stabilizer assembly with installation of concrete footing to floor to stabilize back sun porch on south side of home.	Anchored Walls Inc Deborah Erikson	\$5,955
		Repair	BLDR25-0130	5/8/2025	1011 WOODLAWN AVE	Reconstruction of fire damaged house (HPC23-0026).	Wagner Bros, LLC Frank F Wagner	\$400,000
		Repair	BLDR25-0141	5/7/2025	1029 E COURT ST	Remove & replace shingles on the roof of the home (HPC25-0027).	Erie Home Erie Home	\$21,457
		Repair	BLDR25-0132	5/5/2025	2308 LAKESIDE DR	Remove concrete and brick stoop on front of home and pour a new one.	Aavantis LLC Kenneth Eugene Crock	\$8,000
		Repair	BLDR25-0128	5/16/2025	630 FAIRCHILD ST	Front porch restoration.	Bob Thompson Robert L Thompson	\$16,000
		Repair	BLDR25-0157	5/19/2025	610 N LUCAS ST	Removal and replacement of old deck in existing location on the east side of house. New deck will be the same size as the old deck (12' x 14'). The new deck will be lowered such that a railing is not required, Planning to have two steps surrounding the deck. Owner will perform the work (HPC25-0023).	Robert Blad Robert Blad	\$5,000
		Repair	BLDR25-0167	5/29/2025	2626 CATSKILL CT	Replace deck boards on existing deck (north side of house).	Home Town Restyling Brad Winn	\$11,224
		Building (Residential) - Repair						
	Building (Residential) Total							\$3,501,545
Grand Total							\$25,944,338	
Total Permits Issued							53	

City of Iowa City
2025 Building Statistics

Value/Type of Construction Permits Issued 2023	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
New Single Family Dwellings (IRC) - \$ Valuation	\$0	\$636,554	\$1,174,732	\$4,519,900	\$1,109,099								\$7,440,285
Number of Permits	0	1	3	10	3								17
New Duplex Dwellings (IRC) - \$ Valuation	\$0	\$0	\$0	\$2,696,793	\$575,579								\$3,272,372
Number of Permits	0	0	0	4	1								5
New Multiple Unit Dwellings (IBC) - \$ Valuation	\$0	\$0	\$0	\$0	\$0								\$0
Number of Permits	0	0	0	0	0								0
Number of Buildings	0	0	0	0	0								0
Number of Dwelling Units	0	0	0	0	0								0
New Commercial or Mixed Commercial Residential (IBC) - \$ Valuation	\$0	\$0	\$4,000,000	\$530,000	\$480,000								\$5,010,000
Number of Permits	0	0	1	1	1								3
Number of Buildings	0	0	1	1	1								3
Number of Dwelling Units	0	0	0	0	0								0
New Industrial (IBC) - \$ Valuation	\$0	\$0	\$0	\$0	\$0								\$0
Number of Permits	0	0	0	0	0								0
New Iowa City Public (IBC/IRC)(Replaces Public Works/Utilities) - \$ Valuation	\$710,000	\$0	\$0	\$0	\$0								\$710,000
Number of Permits	0	0	0	0	0								0
Schools (IBC) (All new and all add/alter/repair) - \$ Valuation	\$0	\$3,000	\$30,000	\$0	\$0								\$33,000
Number of Permits	0	1	1	0	0								2
Misc. Structures/Fences - \$ Valuation	\$0	\$0	\$0	\$0	\$0								\$0
Number of Permits	0	0	0	0	0								0
Remodel, Residential (All add/alter/repair IRC) - \$ Valuation	\$538,594	\$572,840	\$768,698	\$828,591	\$1,680,987								\$4,389,710
Number of Permits	14	13	27	28	36								118
Remodel, Commercial (All add/alter/repair IBC) - \$ Valuation	\$1,787,200	\$454,700	\$588,080	\$5,386,604	\$962,793								\$9,179,377
Number of Permits	10	5	8	14	9								46
Remodel, Industrial (All add/alter/repair IBC) - \$ Valuation (New Category in '22)	\$0	\$0	\$0	\$0	\$0								\$0
Number of Permits	0	0	0	0	0								0
Remodel Public (Replaces Public Works) (All add/alter/repair IBC) - \$ Valuation	\$0	\$0	\$0	\$0	\$21,000,000								\$21,000,000
Number of Permits	0	0	0	0	2								2
Residential Accessory Structures (IRC) - \$ Valuation	\$0	\$60,000	\$140,000	\$54,000	\$135,880								\$389,880
Number of Permits	0	1	3	3	1								8
Residential Accessory Dwelling Unit (IRC) - \$ Valuation	\$0	\$0	\$0	\$0	\$0								\$0
Number of Permits	0	0	0	0	0								0
TOTAL VALUE	\$3,035,794	\$1,727,094	\$6,701,510	\$14,015,888	\$25,944,338								\$51,424,624
TOTAL PERMITS	24	21	43	60	53								201



CITY OF IOWA CITY COUNCIL ACTION REPORT

June 5, 2025

Letter from Iowa Department of Transportation: Project notification

Attachments: [Letter from Iowa Department of Transportation: Project notification](#)



KIM REYNOLDS, GOVERNOR

SCOTT MARLER, IOWA DOT DIRECTOR

IOWA DEPARTMENT OF TRANSPORTATION
DIVISION/BUREAU
5455 Kirkwood Blvd. SW
Cedar Rapids, IA 52404
319-364-0235
***.iowadot.gov

May 29, 2025

Ref: NHSN-000-T(381)--2R-00

Dear City Council:

This is official notification to your City Council that the Iowa Department of Transportation (DOT) proposes to let the project as referenced above on June 17, 2025. This project, or a portion thereof, lies within your city. This project is proposed for construction during 2025 and 2026 and will consist of a Statewide signing project at various locations on multiple routes.

The work will be done in accord with the current Form 810034 "Agreement for Primary Road Extension Maintenance and Operation". Project costs will be paid from the Primary Road Fund and no charges will be made against the city.

The contract will be administered by the Cedar Rapids Resident Construction Engineer's Office. If the City would like to be notified of the preconstruction meeting schedule, contractor's proposed work schedule, or has any other questions and/or concerns, please contact John Lamping, P.E., Resident Construction Engineer of the Cedar Rapids RCE Office by calling 319-365-6986, or by email at john.lamping@iowadot.us

We would appreciate this project notification being included on your next City Council meeting agenda as a matter of information for the Council members. If you have any questions concerning the work involved, please contact this office as soon as possible to expedite any possible changes.

Sincerely yours,

Jesse Tibodeau, P.E.
Assistant District Engineer

JLT:JWP

To: Melissa Schwan, City Clerk, City of Vinton
Karla Marck, City Administrator/Clerk, City of Marengo
Bruce Trumpold, Society Administrator, Amana Society
Russ Eimers, Utility Administrator, Amana Society
Niki Osweiler, City Clerk/Treasurer, City of Williamsburg
Sara Fricke, City Clerk, City of Williamsburg
Sarah Chmelar, City Clerk, City of Kalona
Kellie Grace, City Clerk, City of Iowa City
Thorsten Johnson, City Clerk, City of Coralville
Tracey Mulcahey, City Clerk, City of North Liberty
Abigail Hora, City Clerk, City of Tiffin

FILED

MAY 29 2025

City Clerk
Iowa City, Iowa



KIM REYNOLDS, GOVERNOR

SCOTT MARLER, IOWA DOT DIRECTOR

IOWA DEPARTMENT OF TRANSPORTATION
DIVISION/BUREAU
5455 Kirkwood Blvd. SW
Cedar Rapids, IA 52404
319-364-0235
***.iowadot.gov

To: Susie Siddell, City Clerk, City of Solon
Alissa Van Sloten, City Clerk, City of Cedar Rapids
Shari Hoffert, City Clerk, City of West Liberty
Leah Kolar, City Clerk, City of Shueyville

Cc: Jim Schnoebelen, P.E., Iowa DOT District Engineer, District 6
Jesse Tibodeau, P.E., Iowa DOT Assistant District Engineer, District 6
Danielle Alvarez, P.E., Iowa DOT District Construction Engineer, District 6
John Lamping P.E., Cedar Rapids Resident Construction Engineer, Cedar Rapids RCE Office
Steve Staebler, Iowa DOT Construction Tech Supervisor, Cedar Rapids RCE Office
Tammy Siebert, Iowa DOT Engineering Office Assistant, Cedar Rapids RCE Office
Tom Storey P.E., Iowa DOT Area Engineer, District 6 Office
Mark Harle P.E., Iowa DOT Area Engineer, District 6 Office

FILED

MAY 29 2025

City Clerk
Iowa City, Iowa



CITY OF IOWA CITY COUNCIL ACTION REPORT

June 5, 2025

MidAmerican Energy 2024 Annual Report

Attachments: [MidAmerican Energy 2024 Annual Report](#)



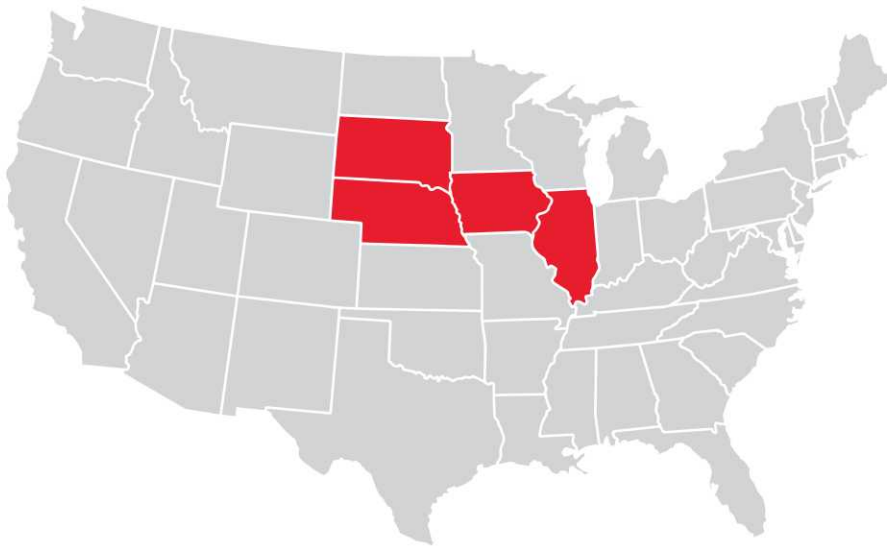
COMMUNITY REPORT

CALENDAR YEAR 2024

This report, filed in support of the electric and natural gas franchises between Iowa City and MidAmerican Energy, summarizes the company's involvement through its employees, programs and corporate citizenship work across the Iowa City area in 2024.

For decades, MidAmerican has been the utility provider in Iowa City, with its operations center located at 1630 Lower Muscatine Road. Eighty of MidAmerican's employees work out of this location to support electric and natural gas customers — they also live in and are actively involved in the community.

MIDAMERICAN PROUDLY SERVES CUSTOMERS IN **FOUR** MIDWESTERN STATES



MidAmerican has electric and natural gas service in Iowa, Illinois and South Dakota, and natural gas service in Nebraska.



We serve more than **829,000** electric customers



We safely manage more than **29,000** miles of power lines and **705,000** utility poles



We serve **803,000** natural gas customers



We safely manage more than **13,000** miles of natural gas systems, including **12,800** miles of natural gas distribution lines and equipment



RECENT PROJECTS SUPPORT IOWA CITY

MidAmerican has several expansive construction and infrastructure improvement projects to support Iowa City's continued growth.

2024 WORK

- ▶ Continued construction of the Lehman Avenue Substation
- ▶ Commissioned five remotely operated switches to improve outage restoration times
- ▶ Relocated facilities in support of the American Legion Road improvement project
- ▶ Relocated facilities in support of the Dubuque Street reconstruction project
- ▶ Relocated and placed electric facilities underground in support of the South Gilbert Street bridge replacement project
- ▶ Relocating and placing electric facilities underground in support of the South Gilbert Street Phase II reconstruction project
- ▶ Relocating and placing electric facilities underground in support of the Taft Avenue reconstruction project
- ▶ Completing construction of the Lehman Avenue substation
- ▶ Installing two new electric distribution circuits out of the new Lehman Avenue substation to facilitate growth and improve reliability to the southeast part of Iowa City

PLANNED FOR 2025

- ▶ Relocating and placing electric facilities underground in support of the East Court Street reconstruction project
- ▶ Relocating and placing electric facilities underground in support of the North Gilbert Street reconstruction project
- ▶ Relocating and placing electric facilities underground in support of the Gilbert Street bridge replacement project
- ▶ Relocating electric facilities for the American Legion Road improvement project

RENEWABLE ENERGY GENERATION COMMITMENT

Investing in renewable energy has been an important part of keeping our rates affordable. According to the U.S. Energy Information Administration (EIA), MidAmerican's electric rates are 44% below the national average.

Over the past two decades, MidAmerican has invested significantly in wind energy projects, all at no net cost to customers. Our renewable generation helps maintain affordable rates and has made Iowa a leader in renewable energy.

MidAmerican's 7,700-megawatt wind fleet, the largest of any regulated utility in the nation, provides economic benefits to the state in addition to supporting the environment. Our fleet of more than 3,400 turbines, located at 38 sites across Iowa, generates enough electricity to power more than 2.4 million average households per year. Plus, MidAmerican has completed two solar projects, adding another 141 megawatts of renewable generation capacity.

Last year, the company paid nearly \$54.4 million in property taxes, providing financial support for schools, roads and bridges, along with medical services at the local and county levels. Additionally, MidAmerican paid partner landowners and their neighbors across our wind and solar projects approximately \$44.9 million through lease payments in 2024.

DID YOU KNOW?

Our Hills solar project, near Iowa City, includes 10,000 solar panels and delivers 3 megawatts of clean, renewable energy to our customers.



ADVANCING THE **GREENADVANTAGE**® PROGRAM

MidAmerican is setting sights higher! To support changing customer demands, we are enhancing our GreenAdvantage® program to track not only energy generated from renewable sources but also from carbon-free energy sources.

Our customers are now evaluating energy generation on a carbon-free basis. This includes sources, like nuclear, in addition to renewable energy, like wind and solar. As our customer load continues to grow, the addition of carbon-free energy to our GreenAdvantage program will better enable our customers to realize the full range of benefits that carbon-free and renewable energy generation provide.

In 2016, we set an ambitious goal to generate renewable energy equal to 100% of our Iowa retail customers' annual usage. In 2017, we implemented a new program, GreenAdvantage, with help from customers, environmental stakeholders and regulators, to track our progress. In 2022, we achieved our goal – but growing customer loads make it difficult to continue achieving it year after year with renewable energy alone.

In 2024, we generated carbon-free energy equal to 100% of our Iowa customers' electricity usage. Nearly 92% of that was renewable energy, with nuclear energy from the Quad Cities Clean Energy Center making up the balance. The adjustment to our GreenAdvantage program includes retiring emission-free energy certificates, in addition to the renewable energy certificates originally included in the program. The certificate retirements are tracked and verified by third-party providers.





SEEING SAFELY FROM THE SKY

DRONES

It's a bird, it's a plane, it's a – drone? Normally, reliable equipment – like using a bucket truck to assess damage and repair a power line – gets the job done. But sometimes, we need an even better way to complete our work quickly and safely. So, we use a fleet of drones!

Our team of FAA-certified drone pilots have the proper training to safely operate our drone fleet where it's needed. And you might be asking: When are drones needed for utility work? We find new uses all the time.

Here are some examples:

Drones can be used around our substations, above our power lines and even at the top of our wind turbines.

In the past, bigger inspections could only be done via helicopter or airplane – and they are still beneficial for things like overall transmission line inspections – but now we can take a quicker and safer approach in certain scenarios. And, the faster we can pin down the issue and fix it, the faster we can restore service to our customers.

Drones can inspect hard-to-reach places like natural gas pipeline under a bridge.

It's easy to forget about spaces like this, but believe it or not, there could be natural gas pipeline under that bridge you drive over every day! A drone can inspect these quickly and safely. If the terrain around equipment is unsafe, like flooded or storm-damaged areas, drones allow us to complete our inspections without putting any of our valuable crew members at risk.

Drones can also help us prevent breakdowns before they happen with their infrared capability.

Some of our drones are equipped with infrared cameras. Using heat signatures, we can easily identify whether things are working normally or if there are signs of trouble ahead. With this advanced technology, our crews are able to take safety and reliability to new heights.

ECONOMIC DEVELOPMENT



MidAmerican works closely with site selectors, commercial developers, plus local, regional and state partners, to attract and retain businesses. With our low rates, dependable and renewable energy, and reliable infrastructure, companies have competitive and economic advantages in MidAmerican's service area. Economic development is a key component of MidAmerican's value-added service to customers.

MidAmerican and our economic development team actively support Greater Iowa City Inc. (GIC) by providing financial assistance, staff time and expertise to the organization. MidAmerican has members on the Executive Council/Board, Economic Innovation Council and Community Development Innovation Council.

In 2024, MidAmerican's financial commitment to GIC increased to \$40,000. The economic development team is working with the city to install a renewable natural gas (RNG) injection facility at the waste water treatment plant (WWTP). The RNG facility will capture methane gas from the WWTP and inject the methane gas into the MidAmerican gas distribution system. The city benefits from selling the renewable attributes of the injected methane gas. The project is expected to be operational in June 2027.

CHARITABLE GIVING

MidAmerican is a long-standing supporter of the University of Iowa, with donations and support to the organization exceeding \$241,180 last year – an increase of nearly \$100,00 from 2023!

Other charitable giving, including from the MidAmerican Energy Foundation, in-kind services and employee volunteer involvement in Iowa City and the surrounding metro area in 2024 included:

- ▶ \$60,600 to the University of Iowa Center for Advancement's FIRST Tech Challenge program from the MidAmerican Energy Foundation
- ▶ \$40,000 in dues to the Greater Iowa City Inc. for economic development activities from MidAmerican Energy
- ▶ \$25,000 to Iowa City's electric bus program for exterior wraps from MidAmerican Energy
- ▶ \$23,961 to the United Way of Johnson County from the MidAmerican Energy Foundation
- ▶ \$15,000 sponsorship to the Summer of the Arts festival from MidAmerican Energy
- ▶ \$3,710 sponsorship to the Greater Iowa City Area Home Builders Association for the Parade of Homes and October General Membership Meeting Event from MidAmerican Energy
- ▶ \$1,000 to the University of Iowa's Homecoming Parade from MidAmerican Energy
- ▶ \$1,000 to the Iowa City Compassion 2024 Global Food Project from MidAmerican Energy
- ▶ \$1,000 to the Education at The Englert Theatre Project from the MidAmerican Energy Foundation

UNITED WAY CONTRIBUTIONS

MidAmerican and its employees support the Iowa City metro area beyond utility services.

In 2024, employees' contributions to United Way of Johnson County totaled

\$23,961

With a 100% company match, contributions totaled

\$47,922

ENERGY EFFICIENCY

During 2024, the university collected energy efficiency dollars totaling \$539,934.

The less energy customers use, the lower their energy bill. Saving energy is good for everyone.

Energy efficiency provides significant economic benefits to Iowa City residents, businesses, public facilities and the University of Iowa. We offer many programs and projects that impact residents' homes, as well as numerous commercial and community projects that reduce usage and costs.

MidAmerican's energy efficiency plan puts money back into customers' pockets and continues to provide a wide range of programs to encourage taking action to save energy.

In 2024, Iowa City residents and businesses received \$1.8 million in energy efficiency incentives and rebates, an increase of almost \$300,000 from 2023. Plus, the University of Iowa continues to realize positive results from using the company's energy efficiency incentives. In 2024, the university collected energy efficiency dollars totaling \$539,934.

MidAmerican also continued its Trees Please! program this year, providing Iowa City with a \$5,000 grant to plant trees in places that can provide shade and windbreaks, saving buildings from high bills and an overworked air conditioner.

PROPERTY TAXES

MidAmerican continues to be one of the largest property taxpayers in Iowa City and Johnson County. For the tax year ending June 2024, the company paid \$1.5 million in property taxes, broken down as follows:

- ▶ City of Iowa City — \$610,701
- ▶ Public schools — \$657,026
- ▶ Johnson County — \$251,218
- ▶ Other — \$66,775

The combined property tax total for the past four years is \$6.2 million, with the city receiving \$2.4 million, schools \$2.4 million, county \$979,425 and other \$265,471.

COMMUNITY INVOLVEMENT PROGRAM — CARES

Because strong, vibrant and growing communities benefit everyone, MidAmerican has a long-standing tradition of providing support through employee volunteering and engagement, sponsorships, donations, career exploration and a commitment to building an inclusive workforce.

We contribute to every facet of the communities we serve through our corporate citizenship program, CARES. CARES stands for Community Enhancement, Arts and Culture, Environmental Respect, Education/STEM and Safety.

“Through CARES, MidAmerican and its employees give our time, talent and resources to help build stronger and more sustainable communities through these five areas of giving,” said Kathryn Kunert, vice president of economic connections and integration.

In addition to financial support, the CARES program showcases employee volunteerism. During 2024, Iowa City-area employees volunteered more than 140 hours! Across Iowa, MidAmerican employees logged nearly 12,000 hours by volunteering to participate in community betterment projects.

Highlights of 2024 CARES events held in Iowa City include:

- ▶ Hosted a STEM activity table during National Engineering Week at the Iowa Children's Museum
- ▶ Stocked shelves at the North Liberty Community Pantry
- ▶ Served soup at the Domestic Violence Intervention Program Souper Bowl
- ▶ Hosted a table at the Green Iowa AmeriCorps Earth Expo Event
- ▶ Participated in an Earth Day trash pickup downtown
- ▶ Volunteered at the Workplace Learning Connection's Financial Literacy Fair
- ▶ Donated and planted two trees as part of an Arbor Day tree planting
- ▶ Ran water stations at the spring and fall Girls on the Run 5k Race events
- ▶ Served drinks at the beverage station at the Iowa Arts Festival Summer of the Arts
- ▶ Stocked shelves at the CommUnity Food Pantry
- ▶ Handed out backpacks with supplies to underserved populations as a part of the Ready, Set, School program
- ▶ Helped with the United Way literacy kits and magic carpet assembly for local school kids
- ▶ Participated in the University of Iowa Homecoming Parade
- ▶ Purchased and wrapped gifts for the United Way Adopt-a-Family program







I CARE is an energy assistance program that helps customers who are unemployed, living on fixed or low incomes, or experiencing a family crisis. The program provides assistance by helping these customers pay their heating bills or fund energy efficiency upgrades. I CARE funding comes from donations by employees and customers, with a percentage match made by MidAmerican. The I CARE program is annually advertised to customers through quarterly newsletters, billing inserts or messages on customer bills.

All donations are administered in Iowa City by Hawkeye Area Community Action Program, Inc. (HACAP). To qualify, customers must meet the state's Low-Income Home Energy Assistance Program guidelines. The 2024 donations from Iowa City customers and the company's match totaled \$21,772, helping HACAP assist Iowa City area customers. To ensure all the donated funds can be used for their intended purpose, the company also pays administrative fees to HACAP.

MidAmerican helps customers manage their energy costs by offering the Budget Billing program. With Budget Billing, customers can sign up for a levelized payment plan based on past energy usage to allow for consistent payments, helping household budgets during the peak heating and cooling seasons.



CITY OF IOWA CITY COUNCIL ACTION REPORT

June 5, 2025

Civil Service Entrance Examination - Building Inspector - Structural

Attachments: [Civil Service Entrance Examination - Building Inspector - Structural](#)



CITY OF IOWA CITY

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

June 3, 2025

TO: The Honorable Mayor and the City Council

RE: Civil Service Entrance Examination – Building Inspector – Structural

Under the authority of the Civil Service Commission of Iowa City, Iowa, I do hereby certify the following named person(s) as eligible for the position of Building Inspector – Structural.

Brian Jensen

Iowa City Civil Service Commission



Rick Wyss, Chair



CITY OF IOWA CITY COUNCIL ACTION REPORT

June 5, 2025

Civil Service Entrance Examination - Maintenance Worker II - Water Distribution

Attachments: [Civil Service Entrance Examination - Maintenance Worker II - Water Distribution](#)



CITY OF IOWA CITY

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

June 3, 2025

TO: The Honorable Mayor and the City Council

RE: Civil Service Entrance Examination – Maintenance Worker II – Water Distribution

Under the authority of the Civil Service Commission of Iowa City, Iowa, I do hereby certify the following named person(s) as eligible for the position of Maintenance Worker II – Water Distribution.

Dominic Waikel

Iowa City Civil Service Commission

Rick Wyss, Chair



CITY OF IOWA CITY COUNCIL ACTION REPORT

June 5, 2025

Civil Service Entrance Examination - Maintenance Worker III - Water Distribution

Attachments: [Civil Service Entrance Examination - Maintenance Worker III - Water Distribution](#)



CITY OF IOWA CITY

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

June 3, 2025

TO: The Honorable Mayor and the City Council

RE: Civil Service Entrance Examination – Maintenance Worker III – Water Distribution

Under the authority of the Civil Service Commission of Iowa City, Iowa, I do hereby certify the following named person(s) as eligible for the position of Maintenance Worker III – Water Distribution.

Garrit Thomann

Iowa City Civil Service Commission

Rick Wyss, Chair



CITY OF IOWA CITY COUNCIL ACTION REPORT

June 5, 2025

Civil Service Entrance Examination - Senior Maintenance Worker - Water Distribution

Attachments: [Civil Service Entrance Examination - Senior Maintenance Worker - Water Distribution](#)



CITY OF IOWA CITY

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

June 3, 2025

TO: The Honorable Mayor and the City Council

RE: Civil Service Entrance Examination – Senior Maintenance Worker – Water Distribution

Under the authority of the Civil Service Commission of Iowa City, Iowa, I do hereby certify the following named person(s) as eligible for the position of Senior Maintenance Worker – Water Distribution.

Shawn Ostrander

Iowa City Civil Service Commission

Rick Wyss, Chair



CITY OF IOWA CITY COUNCIL ACTION REPORT

June 5, 2025

Community Police Review Board: May 13

Attachments: [Community Police Review Board: May 13](#)

Community Police Review Board
Draft Minutes – May 13, 2025

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

Members Present: Saul Mekies, Jessica Hobart-Collis, David Schwindt, Maurine Braddock
Melissa Jensen, Colette Atkins

Members Absent: None

Staff Present: Staff Connie McCurdy, Legal Counsel Patrick Ford

Others Present: Police Chief Dustin Liston

Recommendations to City Council:

- None.

Consent Calendar:

- Draft minutes from the April 15, 2025 meeting
- Correspondence from Mary McCann

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

Motion carried 6/0.

New Business:

- **Iowa City Police Department and Johnson County Sheriff's Office shared jail proposals:**
Police Chief Liston spoke about the Criminal Justice Coordinating Committee (CJCC) meetings. These meetings are put on by the Johnson County Board of Supervisors and are held the second Tuesday of each month. The purpose of these meetings is to talk about the issues with the current Johnson County jail and to discuss getting a new jail. Liston mentioned a space needs study was done, and they looked at areas that could possibly be shared by the Iowa City Police Department and the Johnson County Sheriff's office, such as meeting space and gym/locker room space. Board member Braddock asked Liston if he had concerns about sharing a facility or being located away from downtown. Liston replied that he had no concerns about sharing a facility and if the police department was moved from downtown, they would most likely keep a couple of officers in the downtown area.

Old Business:

- None.

Public Comment of Items not on the Agenda:

- Mary McCann thanked the board for all that they do.

Board Information:

- None.

Staff Information:

- Staff McCurdy announced that Board member MacConnell resigned. McCurdy also noted that Legal Counsel Ford is now working for Pugh Hagan Prahm PLC.

Future Meetings (subject to change):

- May 13, 2025, 5:30 p.m. – Helling Conference Room
- June 10, 2025, 5:30 p.m. – Helling Conference Room
- July 08, 2025, 5:30 p.m. – Helling Conference Room
- August 12, 2025, 5:30 p.m. – Helling Conference Room

Atkins stated she will not be at the July 8th meeting.

Executive Session:

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

Open session adjourned: 5:51 p.m.

Return to Open Session:

Returned to open session: 6:45 p.m.

Motion by Mekies, seconded by Jensen to set the level of review for complaint #24-09 at 8-8-7 (B)(1)(d), request additional investigation by the Police Chief or City Manager, or request police assistance in the Board's own investigation.

Motion carried 6/0.

Adjournment:

Motion by Atkins, seconded by Hobart-Collis to adjourn.

Meeting adjourned: 6:46 p.m.

Community Police Review Board Attendance Record Year 2024-2025

Name	Term Expires	07/09/24	08/20/24	09/10/24	10/08/24	10/16/24 Forum	11/12/24	12/10/24	01/14/25	02/11/25	03/11/25	04/15/25	05/13/25
Colette Atkins	06/30/28	O/E	X	X	X	X	X	X	X	X	X	O/E	X
Maurine Braddock	06/30/26	---	---	---	---	---	---	---	---	---	---	X	X
Ricky Downing	06/30/26	X	X	X	X	O/E	O/E	O/E	O/E	---	---	---	---
Jessica Hobart-Collis	06/30/26	X	X	X	X	X	O/E	X	X	X	X	X	X
Melissa Jensen	06/30/25	X	X	O/E	X	O/E	X	X	X	X	X	O/E	X
Jerri MacConnell	06/30/27	X	O/E	X	X	X	X	X	O/E	X	O/E	X	---
Saul Mekies	06/30/25	X	X	O/E	X	X	X	O/E	X	X	X	X	X
David Schwindt	06/30/28	X	O/E	X	X	O/E	X	X	X	O/E	X	X	X

Key:

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



CITY OF IOWA CITY COUNCIL ACTION REPORT

June 5, 2025

Human Rights Commission: May 27

Attachments: [Human Rights Commission: May 27](#)

Draft Minutes

Human Rights Commission

May 27, 2025

Emma J. Harvat Hall

Commissioners present: Doug Kollasch, Kelsey Paul Shantz, Roger Lusala, Elizabeth Shannon, Mark Pries, Viana Qadoura.

Commissioners on Zoom: None.

Commissioners absent: Emily Harkin, Lubna Mohamed.

Staff present: Stefanie Bowers.

Recommendation to City Council: No.

Meeting called to order: 5:34 PM.

Native American Land Acknowledgement: Pries read the Land Acknowledgement.

Public Comment of Items not on the agenda: None.

Approval of meeting minutes of April 22 and May 13, 2025: Pries moved, and Qadoura seconded. Motion passed 6-0.

Juneteenth: Scheduled for June 19, 2025, in the South of 6 lot. Commissioners agreed to have a table at the event and are awaiting more information regarding the time of the event. Lusala volunteered to table the event to represent the commission. Depending on the hours of the event, Paul Shantz may be able to help as well.

Iowa City Pride: Saturday, June 21, 2025, in the ped mall downtown Iowa City. Commissioners agreed to have a table at the event. Set up will start at 12:00 PM. Mendez Shannon agreed to start the table at 12:00 PM. Paul Shantz suggested operating in shifts with a second shift starting earlier than last year's schedule. 2:00 PM was the recommended second shift start-time. Kollasch volunteered as well. The shifts were agreed as:

- First Shift: 12:00 PM – 2:00 PM
 - Mendez Shannon
 - Paul Shantz (?)
- Second Shift: 2:00 PM – 4:00 PM
 - Kollasch
 - Paul Shantz (?)

Staff informed commissioners remaining PRIDE yard signs are available for commissioners and community members.

Party in the Park: Will be held every Thursday from June 12-August 14. Staff offered these events as an opportunity for commissioners to do outreach and education with community members. Staff will follow

up with a schedule for commissioners to volunteer for this event at their own neighborhood parks.

Funding Request, Welcome Week: Iowa City Compassion requested \$250 sponsorship for their 3rd annual Welcome Week event. Pries recommended approving the sponsorship request. It was suggested to move the approval pending the presentation of a reasonable budget for the event.

Human Rights Grant: The grants will be presented at the next council meeting. Staff requested two commissioners to attend the meeting to answer any potential questions from City Council regarding the grant recommendations. Pries volunteered to attend. Staff will reach out to Commissioner Harkin about her availability to attend. Lusala also volunteered to attend.

Staff & Commission Updates:

Staff: Staff reminded commissioners that, as in past years, they are encouraged to take time off during the summer months, especially given how busy the last few months have been for the volunteer commission.

Pries: Pries shared he will be attending his goddaughter's son's graduation on June 21st. He also shared his experience attending Luther College's graduation where he heard the Minister of Foreign Relations from Norway speak. He found the experience inspiring as he witnessed cultures mix at the ceremony. He also announced his anniversary of 53 years.

Mendez-Shannon: Thanked her fellow commissioners for their work reviewing and approving the Human Rights Grant submissions. She shared that she will be working on building a coalition involving Human Rights Grant recipients and community members alike.

Paul Shantz: Spoke to staff regarding the offered break and expressed wanting to keep the June 24th commission meeting scheduled. Paul Shantz also spoke about her work to create Community Conversations. Topics and content have been established along with an event space, however, there have been no selected dates yet. Paul Shantz encouraged commissioners to keep an eye out on their email regarding potential dates for the Community Conversation events. Paul Shantz also shared she will be attending a portion of a meeting regarding the Community Violence Intervention Model of Iowa City. Paul Shantz also shared she will be going out of town to Philadelphia to attend an annual meeting of Peace and Security funders from across the globe.

Qadoura: Qadoura is planning a community event on June 8th for the second Muslim holiday of the year, Eid al-Adha. Qadoura also encouraged commissioners to speak up for the humanity of those experiencing war including Palestinians.

Lusala: Thanked staff for their work and commitment to the events the Commission hosts. Lusala also apologized for his absence from the commission as he experienced transitions in his personal life. Lusala recognized Qadoura's plea for humanity with special recognition for the people of Congo. Lusala was happy to share he will be celebrating the graduation of his "bonus daughter."

Kollasch: Echoed Lusala's comments on the success of the Youth Awards and his gratitude to staff for assisting during the award ceremony and to Mayor Teague for attending. Kollasch shared he will be out of town attending a Human Rights Conference in D.C. which is followed by a World Pride celebration this upcoming week. Kollasch also expressed his interest in learning from the speakers at the conference and

expressed his gratitude for the commission and their work for human rights.

June Meeting: It was agreed to keep the June 24th meeting scheduled. It was said that this meeting would be a time to check in on commission efforts such as the Coalition and Community Conversation events.

Adjourned: 6:10 PM.

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

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

NAME	TERM EXP.	(Meeting Date)															
		2/27	3/4	3/26	4/23	5/28	7/23	8/27	9/24	11/26	12/12	1/28	2/25	4/1	4/22	5/13	5/27
Jahnvi Pandya	2024	X	X	X	X	X	X	X	A	A	-	-	-	-	-	-	-
Emily Harkin	2027	-	-	-	-	-	-	-	-	P	-	P	P	X	P	Z	A
Doug Kollasch	2027	X	X	X	X	X	Z	X	X	P	-	P	P	X	P	Z	P
Viana Qadoura	2025	X	X	X	X	X	X	X	X	P	-	A	A	X	P	P	P
Idriss Abdullahi	2025	-	-	-	X	Z	X	Z	A	P	-	P	A	A	Z	-	-
Mark Pries	2025	A	X	X	X	X	X	X	X	P	-	A	P	X	P	P	P
Roger Lusala	2026	X	X	A	X	X	X	X	X	P	-	P	P	A	A	A	P
Kelsey Paul Shantz	2026	X	X	X	Z	X	X	A	X	P	-	P	A	X	P	P	P
Liz Mendez-Shannon	2026	X	X	A	Z	X	X	A	X	A	-	P	P	X	A	A	P
Lubna Mohamed	2027	-	-	-	-	-	-	-	-	-	-	Z	A	Z	Z	A	A

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